A1482

CITY OF SAN DIEGO

POPULATION AND LAND USE BULLETIN

PUBLISHED QUARTERLY BY THE SAN DIEGO CITY PLANNING DEPARTMENT

OF GOVERNMENTAL

JUN 14 1977

UNIVERSITY OF CALIFORNIA

Data for January 1, 1977

Published June, 1977

POPULATION ESTIMATED TO BE 797,200 ON JANUARY 1, 1977

The population of the City of San Diego was estimated to be 797,200 on January 1, 1977, a net gain of 23,800 during the past year. That was an annual growth rate of 3.1 percent, the largest since 1966 when the City had a 3.4 percent growth rate. The City has added 100,173 people since the 1970 census, a 14.4 percent increase, or an average growth rate of 2.1 percent per year.

The transfer of several Navy ships to San Diego and increases in personnel at other military establishments in the City accounted for one-third of the City's growth during 1976, some 8,160 people. Most of the remaining 15,640 new residents formed 6,667 new households during the year. Of that total, 710 were located in the Elliott Statistical Area. Some 500 families moved into newly completed housing in the Murphy Canyon Heights Navy housing and 210 into other areas of Tierrasanta, giving the Elliott Statistical Area the largest growth in the City. Population-wise, the area gained 3,600 people during the year.

Some 700 new condominiums and apartments were occupied in the University-North Statistical Area, south and east of the University of California at San Diego campus, making it the second fastest growing area in the city in 1976, in numbers of new families added. However, due to a smaller household size, the population gain only totalled 1,500 people.

Some 749 housing units, largely condominiums and apartments, were completed in the Navajo Statistical Area during 1976. Most of them were concentrated near the San Diego Mission. Primarily due to this increased housing stock, this Statistical Area recorded a net gain of 660 occupied housing units during 1976; and a population gain of 1,600 people.

Three North San Diego communities continued to attract large numbers of new families. Builders in Los Penasquitos completed 579 housing units during 1976, mostly single-family homes. By the end of the year there were 640 more families with 1,800 people living in this community.

In Mira Mesa 374 housing units were completed during the year, of which 320 were occupied by the end of the year. Mira Mesa, in contrast to most San Diego communities, has an increasing family size. During 1976 this area gained 1,600 people. And to the north, Rancho Bernardo absorbed another 280 families and 700 people.

While very little new residential construction occurred in Central San Diego, a net gain of only 165 units, there was a net increase of 525 occupied housing units and 1,370 residents. In addition, there was a gain of 1,840 patients and personnel at the Naval Hospital, giving Central San Diego a total of 3,210 new people during the year.

Some 304 dwelling units were completed in the coastal communities from La Playa to La Jolla during 1976, with 53 percent of them in La Jolla. There were 594 more families and 1,200 more people in these areas on January 1, 1977 than there were a year ago.

The table on pages 2 and 3 identifies population and occupied housing units for each of the City's 48 Statistical Areas for January 1, 1977 and April 1, 1970. The nonhousehold population data was obtained from a survey of all nonhousehold facilities in the City on January 1, 1977. At 47,332, the military group quarters population is up 8,090 from last year, but there were 328 fewer people in civilian group quarters than a year ago. The number of permanent residents living in mobile homes has remained very stable in recent years.

5,741 HOUSING UNITS ADDED IN 1976

There was a net increase of 5,471 housing units in the City of San Diego in 1976, including 2,039 single-family and 3,432 multifamily units. This net change consisted of 5,488 newly completed units, plus 113 units added to existing buildings. On the negative side, some 96 units were demolished or moved out of the City during the year. In addition, there were 34 fewer resident occupied mobile homes in the City on January 1, 1977 than there were a year earlier.

The table on pages 6 and 7 lists the housing change during 1976 by Statistical Area. The Elliott Statistical Area gained 777 units during the year with 500 of them in the Navy's Murphy Canyon Heights Housing area. Another 750 units were completed in the nearby Navajo Statistical Area, with all but 25 of them in condominiums or apartment buildings.

Some 580 new single-family homes were completed in Los Penasquitos during the year, compared with 329 the previous year. In Mira Mesa the pace slowed somewhat in 1976 as 288 single-family and 88 multi-family units were completed. In 1975 some 496 single-family and 101 multi-family units had been completed.

(Continued on page 6)

LAND USE INVENTORY – 1976

A report identifying how the City of San Diego's 319.5 square miles of land area was utilized on January 1, 1976, is now available The report is in two parts, the first contains summary data by general land use and includes acreage totals for the following uses: residential, commercial, industrial, public, semi-public, agricultural and vacant land. This data is listed by zone for each of the city's 48 Statistical Areas.

The second part of the report contains detailed data about San Diego's 25,900 nonresidential establishments. It includes the number of establishments in each category, the floor area, average floor area per establishment, floor area per 1,000 people, people per establishment and households per establishment.

This 174 page report can be obtained by writing to the City Planning Department, 202 C Street, San Diego, CA. 92101. The cost is $4.00 plus 75 cents for mailing. Please make your check payable to the City Treasurer.

Statistical Areas	Estimate - January 1, 1977									
		Population Living in Households								
			Private Households							
	Total	Total	Total	Permanent[1]	Mobile Homes[2]	Navy Housing[5]	Non-Household Population[3]	Average Household Size	Total	Total
ENTIRE CITY	797,200	736,253	713,016	703,129	9,887	23,237	60,947	2.58	697,027	636,543
Military Areas[4]	48,360	1,028	400	...	400	628	47,332	3.97	48,427	882
Civilian Areas	748,840	735,225	712,616	703,129	9,487	22,609	13,615	2.58	648,600	635,661
Public Housing[6]	24,577	24,577	1,968	1,968	...	22,609	...	4.24	13,920	13,920
Private Housing	724,263	710,648	710,648	701,161	9,487	...	13,615	2.54	634,680	621,741
CENTRAL	110,310	100,886	100,857	100,857	...	29	9,424	1.92	114,690	108,598
Balboa Park	3,610	29	7	7	...	22	3,581	2.90	1,776	28
Centre City	8,500	6,514	6,514	6,514	...	...	1,986	1.28	9,233	7,591
Golden Hill	9,600	9,462	9,462	9,462	...	...	138	2.26	10,723	10,344
Hillcrest	14,300	13,878	13,878	13,878	...	...	422	1.68	14,861	14,346
Middletown	9,400	9,079	9,079	9,079	...	...	321	1.70	10,330	10,141
Mission Hills	8,900	8,780	8,780	8,780	...	...	120	2.19	9,512	9,402
North Park	26,600	26,521	26,521	26,521	...	...	79	1.77	26,569	26,510
South Park	15,300	15,013	15,013	15,013	...	...	287	2.36	16,290	16,067
Southeast S.D.-West	14,100	11,610	11,603	11,603	...	7	2,490	2.71	15,396	14,169
COASTAL	161,280	120,469	116,789	115,411	1,378	3,680	40,811	2.16	162,399	117,143
Harbor	38,980	656	495	495	...	161	38,324	2.22	43,020	198
La Jolla	27,800	26,909	26,909	26,909	...	...	891	2.42	25,290	24,565
La Playa	10,100	8,973	8,973	8,973	...	...	1,127	2.57	10,959	9,950
Loma Portal	12,400	12,390	12,390	12,390	...	...	10	2.51	13,695	13,669
Midway-Old Town	8,600	8,489	6,857	6,507	360	1,632	111	2.08	9,184	8,968
Mission Bay	6,700	6,700	6,700	5,680	1,020	...	...	1.82	6,639	6,618
Ocean Beach	19,000	18,987	18,987	18,987	...	...	13	1.98	18,221	18,140
Pacific Beach	37,700	37,365	35,478	35,470	8	1,887	335	2.00	35,391	35,035
EASTERN	258,700	254,666	240,603	238,217	2,386	14,063	4,034	2.78	232,187	228,150
Chollas Park	17,300	17,280	17,280	16,707	573	...	20	3.02	18,608	18,442
City Heights	16,500	16,443	16,443	16,443	...	...	57	2.35	17,847	17,753
Elliott	19,200	19,200	7,793	7,604	189	11,407	...	3.98	173	173
Encanto-East	19,600	19,578	19,578	19,578	...	...	22	3.87	17,729	17,680
Encanto-West	19,000	18,960	18,960	18,492	468	...	40	3.14	19,607	19,505
Montezuma	19,900	16,900	16,900	16,900	...	...	3,000	2.21	20,358	17,430
Navajo	32,400	32,201	32,201	31,746	455	...	199	2.97	25,828	25,739
Normal Heights	32,300	32,079	32,079	32,079	...	...	221	1.99	32,548	32,407
Paradise Hills	16,600	16,420	13,803	13,656	147	2,617	180	3.48	14,824	14,789
Rolando-Redwood	32,300	32,028	31,989	31,485	504	39	242	2.43	32,386	32,132
San Carlos	21,800	21,800	21,800	21,750	50	...	...	3.27	18,315	18,302
Southeast S.D.-East	11,800	11,777	11,777	11,777	...	...	23	3.08	13,964	13,798
KEARNY MESA	153,500	150,143	145,077	144,088	989	5,066	3,357	2.89	144,628	141,603
Clairemont-East	39,200	39,178	39,178	39,178	...	...	22	3.08	36,633	36,613
Clairemont-North	26,500	26,463	26,463	26,463	...	...	37	3.00	28,919	28,880
Clairemont-South	20,600	20,046	20,046	19,801	245	...	554	2.43	20,061	19,643
Linda Vista	21,300	20,340	18,318	18,318	...	2,022	960	2.83	20,947	19,906
Mission Valley	1,700	1,700	1,700	1,458	242	...	...	1.56	523	523
Montgomery	1,000	1,000	1,000	498	502	...	...	2.25	1,560	1,560
Serra Mesa	19,200	19,189	16,145	16,145	...	3,044	11	3.23	21,196	21,163
University-North	8,700	6,930	6,930	6,930	...	...	1,770	2.47	2,238	783
University-South	15,300	15,297	15,297	15,297	...	...	3	3.25	12,551	12,532
NORTH SAN DIEGO	67,810	64,525	64,126	63,102	1,024	399	3,285	3.03	14,413	12,397
Bernardo	13,100	13,100	13,100	13,100	...	...	...	2.44	5,979	5,979
Del Mar Heights	5,700	5,700	5,700	5,700	...	...	...	2.94	2,270	2,264
Los Penasquitos	10,700	10,700	10,700	10,700	...	...	...	2.85	1,809	1,809
Miramar	3,810	799	400	...	400	399	3,011	4.08	2,443	600
Mira Mesa	29,600	29,596	29,596	28,972	624	...	4	3.44	1,180	1,180
Pomerado	4,730	4,460	4,460	4,460	...	...	270	3.23	509	342
San Pasqual	170	170	170	170	...	...	...	3.15	223	223
SOUTH SAN DIEGO	45,600	45,564	45,564	41,454	4,110	...	36	3.69	28,710	28,652
Nestor	17,700	17,681	17,681	14,430	3,251	...	19	3.23	12,432	12,407
Otay	18,000	17,993	17,993	17,693	300	...	7	4.13	10,660	10,650
San Ysidro	9,900	9,890	9,890	9,331	559	...	10	3.96	5,618	5,595

1. The population recorded in this column occupy permanent, private housing units. People living in one room housing units are also included in this category.

2. The people recorded in this column are residents living in mobile homes. These figures do not include people occupying trailers located in San Diego for short periods of time.

3. Nonhousehold population includes those people living in group quarters such as convalescent hospitals; boarding houses containing five or more boarders; students living in dormitories, fraternity or sorority houses; detention facilities; and military barracks or ships.

4. The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel

OCCUPIED HOUSING UNITS – 1970 TO 1977

Census - April 1, 1970							Occupied Housing Units				
Population Living in Households										Percent Occupied	
Private Households											
Total	Permanent [1]	Mobile Homes [2]	Navy Housing [5]	Non-Household Population [3]	Average Household Size	Change Since 1970 Census	Estimate January 1, 1977	Census April 1, 1970	Change Since 1970 Census	January 1, 1977	April 1, 1970
621,741	613,693	8,048	14,802	60,484	2.80	100,173	285,649	227,136	58,513	96.11	95.16
...	...	...	882	47,545	3.83	- 67	259	230	29	100.00	97.87
621,741	613,693	8,048	13,920	12,939	2.80	100,240	285,390	226,906	58,484	96.10	95.16
...	...	...	13,920	...	4.61	10,657	5,790	3,022	2,768	95.54	99.38
621,741	613,693	8,048	...	12,939	2.78	89,583	279,600	223,884	55,716	96.12	95.11
108,514	108,514	...	84	6,092	2.11	- 4,380	52,520	51,572	948	95.03	94.18
...	...	...	28	1,748	4.00	1,834	10	7	3	100.00	100.00
7,591	7,591	...	...	1,642	1.35	- 733	5,080	5,613	- 533	94.44	91.49
10,344	10,344	...	...	379	2.40	- 1,123	4,190	4,315	- 125	93.07	92.30
14,346	14,346	...	...	515	1.84	- 561	8,260	7,800	460	94.06	92.90
10,141	10,141	...	...	189	1.83	- 930	5,330	5,538	- 208	92.82	93.26
9,402	9,402	...	...	110	2.46	- 612	4,010	3,825	185	96.81	96.15
26,510	26,510	...	...	59	1.98	31	14,980	13,416	1,564	96.54	96.59
16,067	16,067	...	...	223	2.55	- 990	6,370	6,300	70	96.69	94.91
14,113	14,113	...	56	1,227	2.98	- 1,296	4,290	4,758	- 468	93.12	93.20
112,755	111,329	1,426	4,388	45,256	2.40	- 1,119	55,880	48,880	7,000	94.91	94.46
...	...	...	198	42,822	2.79	- 4,040	296	71	225	100.00	100.00
24,565	24,565	...	...	725	2.55	2,510	11,124	9,612	1,512	94.28	93.69
9,950	9,950	...	...	1,009	2.85	- 859	3,490	3,489	1	97.54	96.81
13,669	13,669	...	...	26	2.78	- 1,295	4,930	4,915	15	97.10	96.70
6,958	6,522	436	2,010	216	2.34	- 584	4,080	3,836	244	95.28	92.41
6,618	5,793	825	...	21	1.98	61	3,680	3,336	344	94.92	90.92
18,140	18,140	...	...	81	2.18	779	9,570	8,302	1,268	95.96	94.45
32,855	32,690	165	2,180	356	2.29	2,309	18,710	15,319	3,391	93.57	95.03
224,380	222,570	1,810	3,770	4,037	3.06	26,513	91,650	74,560	17,090	96.14	96.23
18,442	17,749	693	...	166	3.41	- 1,308	5,720	5,410	310	95.10	97.23
17,753	17,753	...	...	94	2.67	- 1,347	6,990	6,650	340	95.15	95.84
173	10	163	...	...	1.60	19,027	4,820	108	4,712	97.16	100.00
17,680	17,680	...	...	49	4.26	1,871	5,060	4,152	908	98.29	94.54
19,505	18,998	507	...	102	3.59	- 607	6,040	5,429	611	95.25	97.49
17,430	17,430	...	...	2,928	2.59	- 458	7,640	6,729	911	98.10	95.53
25,739	25,346	393	...	89	3.56	6,572	10,850	7,234	3,616	95.26	95.49
32,407	32,407	...	...	141	2.18	- 248	16,150	14,892	1,258	96.16	95.68
11,019	11,019	...	3,770	35	4.05	1,776	4,720	3,651	1,069	94.02	97.44
32,132	32,078	54	...	254	2.76	- 86	13,180	11,641	1,539	97.33	97.03
18,302	18,302	...	...	13	4.03	3,485	6,660	4,539	2,121	96.44	98.23
13,798	13,798	...	...	166	3.34	- 2,164	3,820	4,125	- 305	93.63	94.74
135,643	134,299	1,344	5,960	3,025	3.52	8,872	51,969	40,220	11,749	98.03	97.01
36,613	36,613	...	...	20	3.81	2,567	12,720	9,596	3,124	98.26	95.07
28,880	28,880	...	...	39	3.57	- 2,419	8,820	8,098	722	98.28	98.72
19,643	19,401	242	...	418	2.85	539	8,250	6,900	1,350	97.38	98.08
17,746	17,746	...	2,160	1,041	3.55	353	7,200	5,603	1,597	97.72	96.55
523	265	258	...	...	1.91	1,177	1,090	274	816	98.46	91.03
1,560	716	844	...	...	2.56	- 560	445	610	- 165	100.00	98.23
17,363	17,363	...	3,800	33	3.94	- 1,996	5,934	5,365	569	98.21	97.83
783	783	...	...	1,455	2.88	6,462	2,810	272	2,538	96.70	96.11
12,532	12,532	...	...	19	3.58	2,749	4,700	3,502	1,198	98.82	96.37
11,797	11,797	...	600	2,016	2.75	53,397	21,290	4,504	16,786	96.11	87.30
5,979	5,979	...	...	...	2.50	7,121	5,360	2,391	2,969	93.66	88.07
2,264	2,264	...	...	6	3.33	3,430	1,940	679	1,261	97.34	86.19
1,809	1,809	...	...	...	2.29	8,891	3,750	790	2,960	93.49	87.29
...	...	...	600	1,843	4.44	1,367	196	135	61	100.00	96.43
1,180	1,180	...	...	...	3.20	28,420	8,610	368	8,242	98.33	88.01
342	342	...	...	167	3.84	4,221	1,380	89	1,291	97.39	71.20
223	223	...	...	...	4.29	- 53	54	52	2	98.18	76.47
28,652	25,184	3,468	...	58	3.87	16,890	12,340	7,400	4,940	98.14	91.71
12,407	9,426	2,981	...	25	3.67	5,268	5,480	3,376	2,104	98.37	95.48
10,650	10,589	61	...	10	4.28	7,340	4,360	2,486	1,874	98.09	86.65
5,595	5,169	426	...	23	3.64	4,282	2,500	1,538	962	97.73	92.43

and their dependents living in barracks and housing units at major military installations.

5. This category includes Navy personnel and their dependents living in Navy owned housing units located off base in several locations throughout the City.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U.S. Census reports by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Enrollment records for elementary school districts for developing family size trends since 1970.

Statistical Areas	January 1, 1977								
		Single Family Housing				Multiple Family Units			
	Total All Housing Units	Total Units [1]	Private		Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units [3]
			Permanent	Mobile Homes [2]					
ENTIRE CITY	**297,219**	**178,837**	172,682	4,881	1,274	**115,118**	**110,879**	4,239	3,264
Military Areas [5]	259	229	...	108	121	30	...	30	...
Civilian Areas	296,960	178,608	172,682	4,773	1,153	115,088	110,879	4,209	3,264
Public Housing [6]	6,060	1,153	...	...	1,153	4,907	698	4,209	...
Private Housing	290,900	177,455	172,682	4,773	...	110,181	110,181	...	3,264
CENTRAL	**55,268**	**22,271**	22,266	...	5	**30,374**	**30,371**	3	2,623
Balboa Park	10	7	4	...	3	3	...	3	...
Centre City	5,379	352	352	...	...	2,528	2,528	...	2,499
Golden Hill	4,502	1,589	1,589	...	...	2,901	2,901	...	12
Hillcrest	8,782	2,716	2,716	...	...	6,050	6,050	...	16
Middletown	5,742	1,252	1,252	...	...	4,409	4,409	...	81
Mission Hills	4,142	2,655	2,655	...	...	1,482	1,482	...	5
North Park	15,516	6,040	6,040	...	...	9,466	9,466	...	10
South Park	6,588	4,389	4,389	...	...	2,199	2,199	...	...
Southeast S.D.-West	4,607	3,271	3,269	...	2	1,336	1,336	...	...
COASTAL	**58,878**	**29,779**	28,622	691	466	**28,628**	**28,067**	561	471
Harbor	296	28	...	...	28	16	...	16	252
La Jolla	11,799	8,140	8,140	...	...	3,616	3,616	...	43
La Playa	3,578	3,127	3,127	...	...	426	426	...	25
Loma Portal	5,077	3,855	3,855	...	...	1,213	1,213	...	9
Midway-Old Town	4,282	1,089	909	180	...	3,144	2,599	545	49
Mission Bay	3,877	1,615	1,106	509	...	2,223	2,223	...	39
Ocean Beach	9,973	4,559	4,559	...	...	5,397	5,397	...	17
Pacific Beach	19,996	7,366	6,926	2	438	12,593	12,593	...	37
EASTERN	**95,333**	**64,565**	62,845	1,459	261	**30,695**	**27,812**	2,883	73
Chollas Park	6,015	4,081	3,698	383	...	1,934	1,934	...	...
City Heights	7,346	5,029	5,029	...	...	2,317	2,317	...	...
Elliott	4,961	2,813	2,444	119	250	2,148	77	2,071	...
Encanto-East	5,148	4,560	4,560	...	...	588	588	...	...
Encanto-West	6,341	5,511	5,207	304	...	829	829	...	1
Montezuma	7,788	4,536	4,536	...	...	3,203	3,203	...	49
Navajo	11,391	8,411	8,149	262	...	2,980	2,980	...	...
Normal Heights	16,795	8,905	8,905	...	...	7,888	7,888	...	2
Paradise Hills	5,020	4,058	3,977	81	...	962	150	812	...
Rolando-Redwood	13,542	8,236	7,940	285	11	5,296	5,296	...	10
San Carlos	6,906	5,536	5,511	25	...	1,370	1,370	...	...
Southeast S.D.-East	4,080	2,889	2,889	...	...	1,180	1,180	...	11
KEARNY MESA	**53,015**	**34,308**	33,206	637	465	**18,691**	**17,910**	781	16
Clairemont-East	12,945	9,216	9,216	...	...	3,721	3,721	...	8
Clairemont-North	8,974	6,718	6,718	...	...	2,256	2,256	...	...
Clairemont-South	8,472	5,448	5,259	189	...	3,024	3,024	...	...
Linda Vista	7,368	3,544	3,110	...	434	3,824	3,824	...	...
Mission Valley	1,107	166	18	148	...	933	933	...	8
Montgomery	445	443	143	300	...	2	2	...	...
Serra Mesa	6,042	4,117	4,086	...	31	1,925	1,144	781	...
University-North	2,906	707	707	...	...	2,199	2,199	...	...
University-South	4,756	3,949	3,949	...	...	807	807	...	...
NORTH SAN DIEGO	**22,151**	**18,550**	18,081	392	77	**3,601**	**3,590**	11	...
Bernardo	5,723	4,541	4,541	...	...	1,182	1,182	...	...
Del Mar Heights	1,993	1,770	1,770	...	...	223	223	...	...
Los Penasquitos	4,011	2,019	2,019	...	...	1,992	1,992	...	...
Miramar	196	185	...	108	77	11	...	11	...
Mira Mesa	8,756	8,564	8,280	284	...	192	192	...	...
Pomerado	1,417	1,417	1,417	...	...	...	...	...	...
San Pasqual	55	54	54	...	...	1	1	...	...
SOUTH SAN DIEGO	**12,574**	**9,364**	7,662	1,702	...	**3,129**	**3,129**	...	81
Nestor	5,571	4,188	2,816	1,372	...	1,377	1,377	...	6
Otay	4,445	3,941	3,815	126	...	504	504	...	...
San Ysidro	2,558	1,235	1,031	204	...	1,248	1,248	...	75

1. Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. Resident occupied mobile homes are considered Housing Units.

2. Only resident occupied mobile homes are included. Transient trailers are not counted.

3. Atypical housing includes one room units occupied by permanent residents in residential hotels or motels; house boats or yachts used as permanent housing and any other unusual housing types.

4. The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing com-

BY TYPE OF HOUSING UNITS: 1970 TO 1977

Census - April 1, 1970									Housing Inventory Change April 1, 1970 to January 1, 1977			
	Single Family Dwellings				Multiple Family Dwellings							
		Private										
Total All Housing Units [4]	Total Units	Permanent	Mobile Homes [2]	Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units [3]	Total	Single	Multiple	Atypical Housing Units
238,679	159,359	154,432	3,827	1,100	73,796	71,624	2,172	5,524	58,540	19,478	41,322	- 2,260
235	200	...	3	197	34	...	34	1	24	29	- 4	- 1
238,444	159,159	154,432	3,824	903	73,762	71,624	2,138	5,523	58,516	19,449	41,326	- 2,259
3,041	903	...	...	...	2,138	...	2,138	...	3,019	250	2,769	...
235,403	158,256	154,432	3,824	...	71,624	71,624	...	5,523	55,497	19,199	38,557	- 2,259
54,761	26,214	26,201	...	13	24,079	24,068	11	4,468	507	- 3,943	6,295	- 1,845
7	2	...	...	2	5	...	5	...	3	5	- 2	...
6,135	626	626	...	...	1,892	1,892	...	3,617	- 756	- 274	636	- 1,118
4,675	2,026	2,026	...	...	2,564	2,564	...	85	- 173	- 437	337	- 73
8,396	3,281	3,281	...	...	4,965	4,965	...	150	386	- 565	1,085	- 134
5,938	1,524	1,524	...	...	4,052	4,052	...	362	- 196	- 272	357	- 281
3,978	2,813	2,813	...	...	1,140	1,140	...	25	164	- 158	342	- 20
13,889	7,378	7,378	...	...	6,426	6,426	...	85	1,627	- 1,338	3,040	- 75
6,638	4,738	4,738	...	...	1,840	1,840	...	60	- 50	- 349	359	- 60
5,105	3,826	3,815	...	11	1,195	1,189	6	84	- 498	- 555	141	- 84
51,748	30,518	29,302	720	496	20,657	20,100	557	573	7,130	- 739	7,971	- 102
71	58	...	...	58	12	...	12	1	225	- 30	4	251
10,259	7,322	7,322	...	...	2,751	2,751	...	186	1,540	818	865	- 143
3,604	3,220	3,220	...	...	351	351	...	33	- 26	- 93	75	- 8
5,083	4,054	4,054	...	...	972	972	...	57	- 6	- 199	241	- 48
4,151	1,268	1,031	237	...	2,811	2,266	545	72	131	- 179	333	- 23
3,669	1,760	1,385	375	...	1,849	1,849	...	60	208	- 145	374	- 21
8,790	5,022	5,022	...	...	3,706	3,706	...	62	1,183	- 463	1,691	- 45
16,121	7,814	7,268	108	438	8,205	8,205	...	102	3,875	- 448	4,388	- 65
77,484	59,022	57,979	1,043	...	18,152	17,340	812	310	17,849	5,543	12,543	237
5,564	4,114	3,715	399	...	1,419	1,419	...	31	451	- 33	515	- 31
6,939	5,551	5,551	...	...	1,342	1,342	...	46	407	- 522	975	- 46
108	106	2	104	...	2	2	...	...	4,853	2,707	2,146	...
4,313	3,846	3,846	...	...	459	459	...	8	835	714	129	- 8
5,569	5,072	4,772	300	...	471	471	...	26	772	439	358	- 25
7,044	4,601	4,601	...	...	2,400	2,400	...	43	744	- 65	803	6
7,576	7,009	6,794	215	...	557	557	...	10	3,815	1,402	2,423	- 10
15,573	9,685	9,685	...	...	5,800	5,800	...	88	1,222	- 780	2,088	- 86
3,826	2,891	2,891	...	...	929	117	812	6	1,194	1,167	33	- 6
11,997	8,379	8,354	25	...	3,594	3,594	...	24	1,545	- 143	1,702	- 14
4,621	4,439	4,439	...	...	181	181	...	1	2,285	1,097	1,189	- 1
4,354	3,329	3,329	...	...	998	998	...	27	- 274	- 440	182	- 16
41,458	32,035	30,837	733	465	9,342	8,561	781	81	11,557	2,273	9,349	- 65
10,094	8,757	8,757	...	...	1,331	1,331	...	6	2,851	459	2,390	2
8,203	7,453	7,453	...	...	734	734	...	16	771	- 735	1,522	- 16
7,035	4,954	4,778	176	...	2,070	2,070	...	11	1,437	494	954	- 11
5,803	2,904	2,470	...	434	2,869	2,869	...	30	1,565	640	955	- 30
301	198	67	131	...	103	103	...	...	806	- 32	830	8
621	621	195	426	...	...	...	...	...	- 176	- 178	2	...
5,484	4,123	4,092	...	31	1,343	562	781	18	558	- 6	582	- 18
283	27	27	...	...	256	256	...	...	2,623	680	1,943	...
3,634	2,998	2,998	...	...	636	636	...	...	1,122	951	171	...
5,159	4,045	3,916	3	126	1,101	1,090	11	13	16,992	14,505	2,500	- 13
2,715	2,280	2,280	...	...	434	434	...	1	3,008	2,261	748	- 1
789	777	777	...	...	7	7	...	5	1,204	993	216	- 5
905	260	260	...	...	645	645	...	...	3,106	1,759	1,347	...
140	129	...	3	126	11	...	11	...	56	56	...	...
417	417	417	...	...	...	...	...	...	8,339	8,147	192	...
125	125	125	...	...	...	...	...	...	1,292	1,292	...	...
68	57	57	...	...	4	4	...	7	- 13	- 3	- 3	- 7
8,069	7,525	6,197	1,328	...	465	465	...	79	4,505	1,839	2,664	2
3,536	3,347	2,212	1,135	...	175	175	...	14	2,035	841	1,202	- 8
2,869	2,801	2,780	21	...	68	68	...	...	1,576	1,140	436	...
1,664	1,377	1,205	172	...	222	222	...	65	894	- 142	1,026	10

pleted during the months immediately following the census.

5. The housing units in this category are located on military reservations located within the City of San Diego.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U. S. Census reported by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Current housing inventory records developed by the City Planning Department from reports of housing completions provided regularly by the Inspection Department.

Statistical Areas	Housing Inventory Change in 1976													
	Net Gain			New Units Completed			Moves and Demolitions (Net)			Units Converted			Units Annexed	
	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Single	Multiple	Total Units	Sin-gle	Multi-ple	Total Units	Sin-gle
ENTIRE CITY	5,471	2,039	3,432	5,488	2,152	3,336	- 96	- 79	- 17	113	...	113	...	...
Military Areas	1	...	1	...	...	...	...	...	...	1	...	1	...	...
Civilian Areas	5,470	2,039	3,431	5,488	2,152	3,336	- 96	- 79	- 17	112	...	112	...	...
Public Housing	776	...	776	776	...	776	...	...	...	...	...	...	...	...
Private Housing	4,694	2,039	2,655	4,712	2,152	2,560	- 96	- 79	- 17	112	...	112	...	...
CENTRAL	166	2	164	211	30	181	- 44	- 27	- 17	- 1	- 1	...	...	...
Balboa Park	1	...	1	...	...	...	...	...	...	1	...	1	...	...
Centre City	2	- 1	3	3	...	3	- 1	- 1	...	...	...	...	...	...
Golden Hill	17	4	13	20	...	20	- 3	4	- 7	...	...	...	...	...
Hillcrest	27	- 5	32	39	1	38	- 11	- 5	- 6	- 1	- 1	...	...	...
Middletown	57	8	49	57	8	49	...	...	...	...	...	...	...	...
Mission Hills	6	3	3	11	8	3	- 5	- 5	...	...	...	...	...	...
North Park	30	- 8	38	47	4	43	- 16	- 12	- 4	- 1	...	- 1	...	...
South Park	12	4	8	14	6	8	- 2	- 2	...	...	...	...	...	...
Southeast S.D.-West	14	- 3	17	20	3	17	- 6	- 6	...	...	...	...	...	...
COASTAL	306	96	210	345	128	217	- 25	- 23	- 2	- 4	1	- 5	...	...
Harbor	...	...	...	...	...	...	...	...	...	...	...	...	...	...
La Jolla	162	72	90	172	80	92	- 10	- 8	- 2	...	...	...	...	...
La Playa	14	8	6	14	8	6	...	...	...	...	...	...	...	...
Loma Portal	21	3	18	23	5	18	- 2	- 2	...	...	...	...	...	...
Midway-Old Town	- 22	- 17	- 5	...	...	...	- 7	- 7	...	- 5	...	- 5	...	...
Mission Bay	5	3	2	6	4	2	- 2	- 2	...	...	...	...	...	...
Ocean Beach	49	9	40	50	10	40	- 2	- 2	...	1	1	...	...	...
Pacific Beach	77	18	59	80	21	59	- 2	- 2	...	...	...	...	...	...
EASTERN	2,149	463	1,686	2,045	484	1,561	- 10	- 10	...	125	...	125	...	...
Chollas Park	154	10	144	177	31	146	- 3	- 3	...	- 1	1	- 2	...	...
City Heights	81	17	64	76	14	62	4	2	2	1	1	...	...	...
Elliott	777	201	576	775	199	576	...	...	...	...	...	...	...	...
Encanto-East	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Encanto-West	112	112	...	110	110	...	5	5	...	...	...	...	...	...
Montezuma	25	11	14	25	13	12	- 1	- 1	...	1	- 1	2	...	...
Navajo	750	25	725	628	26	602	...	...	...	123	...	123	...	...
Normal Heights	118	20	98	132	32	100	- 14	- 12	- 2	...	...	...	...	...
Paradise Hills	56	54	2	50	48	2	...	...	...	...	...	...	...	...
Rolando-Redwood	66	5	61	67	8	59	- 4	- 4	...	1	- 1	2	...	...
San Carlos	4	4	...	2	2	...	...	...	...	...	...	...	...	...
Southeast S.D.-East	6	4	2	3	1	2	3	3	...	...	...	...	...	...
KEARNY MESA	1,158	142	1,016	1,159	143	1,016	- 4	- 4	...	...	...	...	...	...
Clairemont-East	44	20	24	44	20	24	...	...	...	...	...	...	...	...
Clairemont-North	29	27	2	29	27	2	...	...	...	...	...	...	...	...
Clairemont-South	298	16	282	297	15	282	- 2	- 2	...	...	...	...	...	...
Linda Vista	43	7	36	43	7	36	...	...	...	...	...	...	...	...
Mission Valley	- 4	- 4	...	...	...	...	- 2	- 2	...	...	...	...	...	...
Montgomery	4	4	...	2	2	...	...	...	...	...	...	...	...	...
Serra Mesa	...	...	...	...	...	...	...	...	...	...	...	...	...	...
University-North	549	30	519	549	30	519	...	...	...	...	...	...	...	...
University-South	195	42	153	195	42	153	...	...	...	...	...	...	...	...
NORTH SAN DIEGO	1,300	1,106	194	1,304	1,110	194	- 2	- 2	...	...	...	...	...	...
Bernardo	194	128	66	194	128	66	...	...	...	...	...	...	...	...
Del Mar Heights	88	48	40	88	48	40	...	...	...	...	...	...	...	...
Los Penasquitos	579	579	...	580	580	...	- 1	- 1	...	...	...	...	...	...
Miramar	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Mira Mesa	374	286	88	376	288	88	...	...	...	...	...	...	...	...
Pomerado	65	65	...	66	66	...	- 1	- 1	...	...	...	...	...	...
San Pasqual	...	...	...	...	...	...	...	...	...	...	...	...	...	...
SOUTH SAN DIEGO	392	230	162	424	257	167	- 11	- 13	2	- 7	...	- 7	...	...
Nestor	213	79	134	211	77	134	- 5	- 5	...	...	...	...	...	...
Otay	208	178	30	212	179	33	...	...	...	- 3	...	- 3	...	...
San Ysidro	- 29	- 27	- 2	1	1	...	- 6	- 8	2	- 4	...	- 4	...	...

5,741 HOUSING UNITS ADDED IN 1976

(Continued from page 1)

The table on pages 4 and 5 lists the housing inventory by structure type for each of the City's 48 Statistical Areas. Mobile homes are counted as single-family housing units but are listed separately in the table for those users who need to identify permanent single-family housing. Also Navy housing is separated from private housing for those users who need private housing data only.

The 3,264 atypical housing units listed for January 1, 1977 are essentially the same as those identified in the 1975 Special Census except where it is known that they are no longer being used for housing purposes. Atypical housing units include houseboats, hotel rooms, etc. used as housing units by permanent residents.

HOUSING INVENTORY CHANGES

Multi-ple	Changes in Resident Occupied Mobile Homes	Housing Inventory Change April 1, 1970 to January 1, 1977 — Net Gain: Total Units	Net Gain: Single	Net Gain: Multiple	New Units Completed: Total Units	New Units Completed: Single	New Units Completed: Multiple	Moves and Demolitions (Net): Total Units	Moves and Demolitions (Net): Single	Moves and Demolitions (Net): Multiple	Units Converted: Total Units	Units Converted: Single	Units Converted: Multiple	Units Annexed: Total Units	Units Annexed: Single	Units Annexed: Multiple	Changes in Resident Occupied Mobile Homes
...	- 34	65,531	26,223	39,308	67,186	27,077	40,109	- 3,015	- 1,977	- 1,038	208	- 21	229	23	15	8	1,129
...	...	26	29	- 3	...	...	...	- 31	- 27	- 4	1	...	1	...	...	...	56
...	- 34	65,505	26,194	39,311	67,186	27,077	40,109	- 2,984	- 1,950	- 1,034	207	- 21	228	23	15	8	1,073
...	...	3,019	250	2,769	3,019	250	2,769	...	...	...	...	...	...	...	...	...	...
...	- 34	62,486	25,944	36,542	64,167	26,827	37,340	- 2,984	- 1,950	- 1,034	207	- 21	228	23	15	8	1,073
...	...	3,386	- 493	3,882	4,841	215	4,626	- 1,461	- 706	- 755	9	- 2	11	...	...	...	...
...	...	1	...	1	...	...	...	...	...	...	1	...	1	...	...	...	...
...	...	78	- 28	106	520	...	520	- 440	- 28	- 412	- 2	...	- 2	...	...	...	...
...	...	36	- 35	71	124	9	115	- 89	- 44	- 45	1	...	1	...	...	...	...
...	...	902	- 116	1,018	1,180	37	1,143	- 276	- 149	- 127	- 2	- 4	2	...	...	...	...
...	...	311	- 28	339	468	22	446	- 160	- 50	- 110	3	...	3	...	...	...	...
...	...	197	17	180	228	48	180	- 31	- 31	...	...	...	...	...	...	...	...
...	...	1,701	- 244	1,945	2,023	24	1,999	- 326	- 271	- 55	4	3	1	...	...	...	...
...	...	179	32	147	174	35	139	3	- 3	6	2	...	2	...	...	...	...
...	...	- 16	- 91	75	124	40	84	- 142	- 130	- 12	2	- 1	3	...	...	...	...
...	- 10	8,180	1,397	6,783	8,777	1,890	6,887	- 683	- 513	- 170	52	- 14	66	...	...	...	34
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	1,944	1,038	906	2,088	1,150	938	- 144	- 108	- 36	...	- 4	4	...	...	...	...
...	...	172	78	94	205	105	100	- 33	- 27	- 6	...	...	...	...	...	...	...
...	...	147	26	121	188	60	128	- 40	- 30	- 10	- 1	- 4	3	...	...	...	...
...	- 10	120	- 94	214	231	4	227	- 35	- 27	- 8	- 5	...	- 5	...	...	...	- 71
...	1	479	201	278	274	12	262	- 16	- 10	- 6	15	- 7	22	...	...	...	206
...	...	1,200	114	1,086	1,349	239	1,110	- 155	- 127	- 28	6	2	4	...	...	...	...
...	- 1	4,118	34	4,084	4,442	320	4,122	- 260	- 184	- 76	37	- 1	38	...	...	...	- 101
...	- 11	17,919	7,356	10,563	18,025	7,531	10,494	- 653	- 580	- 73	140	- 2	142	5	5	...	402
...	- 19	550	92	458	650	180	470	- 67	- 59	- 8	- 2	2	- 4	...	...	...	- 31
...	...	809	41	768	871	105	766	- 63	- 65	2	1	1	...	...	...	...	...
...	2	2,698	2,422	276	2,691	2,415	276	- 6	- 6	...	...	...	...	...	...	...	13
...	...	882	787	95	867	783	84	14	5	9	1	- 1	2	...	...	...	...
...	- 3	637	482	155	576	429	147	64	60	4	3	- 1	4	...	...	...	- 6
...	...	1,065	42	1,023	1,089	66	1,023	- 27	- 23	- 4	3	- 1	4	...	...	...	...
...	- 1	4,068	1,517	2,551	3,918	1,486	2,432	- 20	- 16	- 4	123	...	123	5	5	...	42
...	...	1,448	- 212	1,660	1,754	51	1,703	- 306	- 262	- 44	...	- 1	1	...	...	...	...
...	6	1,237	973	264	1,155	893	262	1	1	...	1	- 1	2	...	...	...	80
...	2	1,722	278	1,444	1,485	51	1,434	- 38	- 38	...	10	...	10	...	...	...	265
...	2	2,379	1,055	1,324	2,340	1,016	1,324	...	...	...	...	...	...	...	...	...	39
...	...	- 76	- 121	45	129	56	73	- 205	- 177	- 28	...	...	...	...	...	...	...
...	3	11,796	2,306	9,490	11,973	2,474	9,499	- 78	- 60	- 18	8	- 1	9	...	...	...	- 107
...	...	3,082	367	2,715	3,077	371	2,706	- 3	- 3	...	8	- 1	9	...	...	...	...
...	...	797	227	570	801	227	574	- 4	...	- 4	...	...	...	...	...	...	...
...	3	1,178	368	810	1,207	381	826	- 47	- 31	- 16	...	...	...	...	...	...	18
...	...	1,985	469	1,516	1,987	473	1,514	- 2	- 4	2	...	...	...	...	...	...	...
...	- 2	827	- 16	843	843	...	843	- 17	- 17	...	...	...	...	...	...	...	1
...	2	- 121	- 121	...	5	5	...	...	...	...	...	...	...	...	...	...	- 126
...	...	416	3	413	417	4	413	- 1	- 1	...	...	...	...	...	...	...	...
...	...	2,524	70	2,454	2,528	74	2,454	- 4	- 4	...	...	...	...	...	...	...	...
...	...	1,108	939	169	1,108	939	169	...	...	...	...	...	...	...	...	...	...
...	- 2	16,927	12,879	4,048	16,600	12,554	4,046	- 13	- 7	- 6	- 1	- 1	...	18	10	8	323
...	...	2,976	1,475	1,501	2,976	1,475	1,501	...	...	...	...	...	...	...	...	...	...
...	...	1,334	1,025	309	1,337	1,024	313	- 4	...	- 4	- 1	- 1	...	2	2	...	...
...	...	3,092	1,670	1,422	3,084	1,668	1,416	- 2	- 2	...	...	...	...	10	4	6	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	325
...	- 2	8,270	7,648	622	7,950	7,328	622	- 3	- 3	...	...	...	...	...	...	...	- 2
...	...	1,248	1,056	192	1,252	1,058	194	- 4	- 2	- 2	...	...	...	...	...	...	...
...	...	7	5	2	1	1	...	...	...	...	...	...	...	6	4	2	...
...	- 14	5,052	2,499	2,553	4,727	2,163	2,564	- 96	- 84	- 12	...	- 1	1	...	...	...	421
...	7	2,188	941	1,247	1,948	691	1,257	- 34	- 24	- 10	...	...	...	...	...	...	274
...	- 1	1,838	1,350	488	1,734	1,243	491	- 4	- 4	...	- 3	...	- 3	...	...	...	111
...	- 20	1,026	208	818	1,045	229	816	- 58	- 56	- 2	3	- 1	4	...	...	...	36

Housing Inventory

As of January 1, 1977 there were 297,219 housing units in the City of San Diego, 178,837 of them single-family homes and 115,118 multi-family units. Single-family housing now represents 60.2 percent of the housing inventory compared to 66.8 percent in 1970.

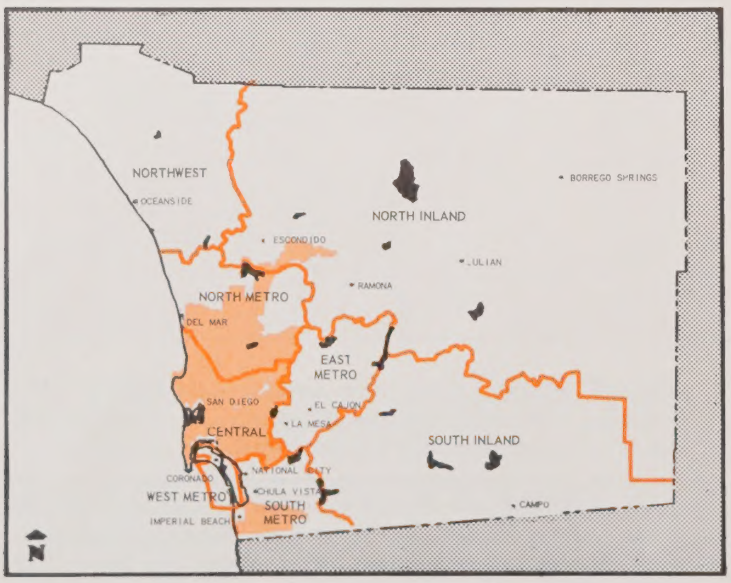
There has been a net increase of 58,540 housing units in the past six and three-quarters years, of which 19,478 were single-family and 41,322 were multiple units. Multiple units, including both condominiums and rental apartments, accounted for 70.6 percent of the housing gain during this period.

FOR ADDITIONAL INFORMATION: Call or write the Data Services Section, San Diego City Planning Department, City Administration Building, 202 C Street, San Diego, California 92101. Telephone 236-6480.

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	Fourth Quarter 1976			Entire Year 1976 and 1975							
				Total Units		Single Units		Multiple Units		Percent Multiple	
	Total Units	Single	Multiple	1976	1975	1976	1975	1976	1975	1976	1975
SAN DIEGO COUNTY	**9,164**	**5,118**	**4,046**	**28,308**	**13,587**	**15,157**	**8,390**	**13,151**	**5,197**	**46.5**	**38.3**
All cities	6,679	3,473	3,206	19,645	8,683	8,800	4,579	10,845	4,104	55.2	47.3
Unincorporated	2,485	1,645	840	8,663	4,904	6,357	3,811	2,306	1,093	26.6	22.3
SAN DIEGO CITY	**3,481**	**1,349**	**2,132**	**9,860**	**3,894**	**3,784**	**2,197**	**6,076**	**1,697**	**61.6**	**43.6**
REMAINDER OF COUNTY	**5,683**	**3,769**	**1,914**	**18,448**	**9,693**	**11,373**	**6,193**	**7,075**	**3,500**	**38.4**	**36.1**
Cities	3,198	2,124	1,074	9,785	4,789	5,016	2,382	4,769	2,407	48.7	50.2
Unincorporated	2,485	1,645	840	8,665	4,904	6,357	3,811	2,306	1,093	26.6	22.3
METROPOLITAN	**6,332**	**2,899**	**3,433**	**20,598**	**9,665**	**9,442**	**5,405**	**11,156**	**4,260**	**54.2**	**44.1**
Metro cities	4,549	1,757	2,792	14,326	6,415	5,218	3,157	9,108	3,258	63.6	50.8
Unincorporated	1,783	1,142	641	6,272	3,250	4,224	2,248	2,048	1,002	32.7	30.8
CENTRAL CITY	**1,523**	**455**	**1,068**	**5,494**	**2,411**	**1,529**	**920**	**3,965**	**1,491**	**72.2**	**61.8**
Central section	44	16	28	276	205	48	40	228	165	82.6	80.5
Eastern section	474	278	196	2,519	996	966	415	1,553	581	61.7	58.3
Coastal section	218	69	149	769	330	272	210	497	120	64.6	36.4
Kearny Mesa	787	92	695	1,930	880	243	255	1,687	625	87.4	71.0
EAST METRO	**1,178**	**516**	**662**	**5,433**	**2,945**	**2,499**	**1,522**	**2,934**	**1,423**	**54.0**	**37.1**
El Cajon city	470	82	388	1,982	1,267	412	459	1,570	808	79.2	63.8
La Mesa city	77	6	71	704	420	64	43	640	377	90.9	89.8
Unincorporated	631	428	203	2,747	1,258	2,023	1,020	724	238	26.4	18.9
SOUTH METRO	**1,122**	**911**	**211**	**2,900**	**1,348**	**1,982**	**656**	**918**	**692**	**31.7**	**51.3**
Chula Vista city	413	288	125	1,112	617	796	312	316	305	28.4	49.4
Imperial Beach city	93	19	74	177	54	43	24	134	30	75.7	68.5
National City	10	8	2	93	50	24	11	69	39	74.2	78.0
South San Diego	447	447	...	933	196	674	156	259	40	27.8	20.4
Unincorporated	159	149	10	585	431	445	153	140	278	23.9	64.5
WEST METRO	**2**	**2**	**...**	**377**	**95**	**76**	**95**	**301**	**...**	**79.8**	**...**
Coronado city	2	2	...	377	95	76	95	301	...	79.8	...
NORTH METRO	**2,507**	**1,015**	**1,492**	**6,394**	**2,866**	**3,356**	**2,212**	**3,038**	**654**	**47.5**	**22.8**
Del Mar city	3	3	...	21	18	19	16	2	2	9.5	11.1
North San Diego	1,511	447	1,064	3,433	1,287	1,581	1,121	1,852	166	54.0	12.9
Unincorporated	993	565	428	2,940	1,561	1,756	1,075	1,184	486	40.3	31.1
NON-METROPOLITAN	**2,832**	**2,219**	**613**	**7,710**	**3,922**	**5,715**	**2,985**	**1,995**	**937**	**25.9**	**23.9**
Non-metro. cities	2,130	1,716	414	5,319	2,268	3,582	1,422	1,737	846	32.7	37.3
Unincorporated	702	503	199	2,391	1,654	2,133	1,563	258	91	10.8	5.5
NORTHWEST	**1,988**	**1,703**	**285**	**4,730**	**2,023**	**3,798**	**1,618**	**932**	**405**	**19.7**	**20.0**
Carlsbad city	1,083	1,040	43	1,799	318	1,583	269	216	49	12.0	15.4
Oceanside city	330	330	...	758	685	750	430	8	255	1.1	37.2
San Marcos city	93	93	...	547	198	467	198	80	...	14.6	...
Vista city	289	57	232	806	169	239	151	567	18	70.3	11.1
Unincorporated	193	183	10	820	653	759	570	61	83	7.4	13.2
NORTH INLAND	**607**	**451**	**156**	**2,577**	**707**	**1,686**	**381**	**891**	**326**	**34.6**	**46.1**
Escondido city	335	196	139	1,409	509	543	183	866	326	61.5	64.0
Unincorporated	272	255	17	1,168	198	1,143	198	25	...	2.1	...
SOUTH INLAND	**237**	**65**	**172**	**403**	**59**	**231**	**51**	**172**	**8**	**2.0**	**13.6**

SAN DIEGO COUNTY SECTIONS



RESIDENTIAL CONSTRUCTION IN SAN DIEGO COUNTY REACHES 28,308 IN 1976

Of the 28,308 housing units authorized in San Diego County during 1976, some 9,860, or 34.8 percent, were in the City of San Diego. In 1975 only 28.7 percent of the county-wide building took place in the City of San Diego. This is contrary to the trend of recent years and is mainly because of the large numbers of new units authorized in North San Diego and Kearny Mesa where the 1976 volume more than doubled the 1975 level. In eastern San Diego, 1976 authorizations were two and half times the number started in the previous year.

In 1975 some 56 percent of the newly authorized housing units were single-family homes. In 1976 only 38 percent were single-family, thus much of the gain can be attributed to a substantial increase in multiple-family housing starts.

Housing starts also nearly doubled in the remainder of San Diego County between 1975 and 1976. For example, the City of Carlsbad had 318 starts in 1975 and 1,799 in 1976, the City of Vista jumped from 169 in 1975 to 806 in 1976, and Escondido went from 509 to 1,409. Action also increased in the South Inland area which includes Rancho San Diego. That area jumped from 59 in 1975 to 403 in 1976.

A1482

CITY OF SAN DIEGO

POPULATION AND LAND USE BULLETIN

PUBLISHED SEMI-ANNUALLY BY THE SAN DIEGO CITY PLANNING DEPARTMENT

Data for July 1, 1977 *Published September, 1977*

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CITY GAINS 8,400 PEOPLE DURING FIRST HALF OF 1977

The population of the City of San Diego was estimated to be 805,600 on July 1, 1977, following a net gain of 8,400 people during the previous six months. These new residents occupied 4,643 of the 5,339 new housing units completed during this period. As a result, the supply of vacant available housing in the City increased by 696 units and the vacancy rate inched upward from 3.89 percent on January 1, to 4.05 percent on July 1, 1977. On July 1 there were 290,292 occupied housing units and 12,265 vacant units in the City.

The net gain of 5,339 new housing units consisted of 2,403 single family homes and 2,936 apartment units or condominiums. New residential units were completed in practically every Statistical Area in the City during the first half of 1977.

Some 370 single family homes and 522 multifamily units were completed in Mira Mesa. Of this total of 892 units, approximately 720 were occupied as of July 1. As a result of this activity, Mira Mesa's population rose by 2,000 to 31,600.

There were 140 new single family homes and 363 multifamily units completed in the Elliott Statistical Area, which includes Tierrasanta. Of these 503 new units, some 490 were occupied on July 1, 1977. These new households contained 1,300 people giving the Elliott Statistical Area a total popu-

(Continued on Page 11)

BIRTH RATE CONTINUES TO CLIMB IN SAN DIEGO

The 23,800 people added to the City of San Diego during calendar year 1976 consisted of 5,711 from net natural increase (24 percent) and 18,089 (76 percent) from net migration. Some 45 percent of the gain from new migration was due to additional military personnel at the area's military bases.

Net natural increase for the year 1976 was computed from birth and death statistics recently released by the Vital Records Division of the San Diego County Department of Health. These statistics are published in a table on pages 10 and 11.

There were 11,331 babies born in the City of San Diego during 1976, some 478 more than the previous year. The number of babies born each year had been declining until 1973, when the trend reversed, and births now are increasing each year. The birth rate itself is also climbing. There were 14.65 births per 1,000 population in 1976 compared with 14.12 last year and 13.63 in 1973.

Of the 11,331 live births in 1976, some 145 died during the first year, a mortality rate of 1.3 percent. This is slighly lower than the previous year when it was 1.5 percent.

Some 3,043 births took place in families in the military service, 26.9 percent of the City total. This is a modest gain compared with 1975, a reflection of the gain in military families reported earlier in this article.

There were 2,426 nonwhite births (Black, American Indian, Oriental, etc.) in 1976, some 21.4 percent of the City total. Last year nonwhite births accounted for 20 percent of the total, while in 1970 they represented 16.7 percent of the total. The Chollas Park Statistical area had 273 nonwhite live births and adjacent Encanto-West had another 226. These two Statistical Areas had the largest numbers of nonwhite births, but together they represented only 20 percent of the City total.

With few exceptions, the Statistical Areas with the highest birth rates are located in the southeastern part of the City. Golden Hill continued to lead the City with 35.8 births per 1,000 residents . This is up from last year when the birth rate there was 32.4

Mira Mesa had the largest number of live births in the City

(Continued on Page 11)

57 PERCENT OF CITY'S LAND DEVOTED TO URBAN LAND USES

As of July 1, 1977, the City of San Diego contained 204,466 acres of land, or 319.5 square miles. Not included in this total is the City's 72.7 square miles of water area in San Diego Bay and the Pacific Ocean. The size of the City has remained constant since the last annexation in 1971.

Urbanization of the City has been increasing. In 1973, some 49.6 percent of the City was urbanized; as of July 1, 1977, this figure had increased to 57 percent.

On July 1, 1977 there were 302,557 housing units in the City of San Diego occupying some 36,215.9 acres of land. During the preceeding four years there had been an increase of 20,159 housing units, or an average increase of 5,039 units per year. At the same time there has been an increase of 3,951 acres of land used for residential purposes, for an average increase of 988 acres per year.

The net residential density for the entire City of San Diego was 8.37 units per acre, or 22.2 people per net residential acre, on July 1, 1977.

General Land Use By Statistical Area

Residential development in Mira Mesa has increased greatly since July 1973. Approximately 3,440 new residential units have been constructed since that time. In the last year, between July 1976 and July 1977, 1, 156 new homes have been completed that have utilized 164 acres of land for building sites. Commercial development has also increased. Between 1973 and 1977 over 137 acres of land have been devoted to commercial development. During the last year alone 42 acres of land were developed with new commercial uses.

Some 285 acres of industrial land use has been added during the last four years in Mira Mesa. This represents a 93 percent increase in industrial land use. In the last year about 182

(Continued on Page 6)

Statistical Area	Estimate - July 1, 1977									
		Population Living in Households					Non-Household Population[4]	Average Household Size		
			Private Households			Navy Housing[3]				
	Total	Total	Total	Permanent[1]	Mobile Homes[2]				Total	Total
ENTIRE CITY	**805,600**	**744,653**	**721,987**	**712,100**	**9,887**	**22,666**	**60,947**	**2.57**	**697,027**	**636,543**
Military Areas [5]	48,360	1,028	400	...	400	628	47,332	3.97	48,427	882
Civilian Areas	757,240	743,625	721,587	712,100	9,487	22,038	13,615	2.56	648,600	635,661
Public Housing [6]	24,006	24,006	1,968	1,968	...	22,038	...	4.23	13,920	13,920
Private Housing	733,234	719,619	719,619	710,132	9,487	...	13,615	2.53	634,680	621,741
CENTRAL	**110,310**	**100,886**	**100,857**	**100,857**	**...**	**29**	**9,424**	**1.91**	**114,690**	**108,598**
Balboa Park	3,610	29	7	7	...	22	3,581	1.75	1,776	28
Centre City	8,400	6,414	6,414	6,414	...	...	1,986	1.27	9,233	7,591
Golden Hill	9,600	9,462	9,462	9,462	...	...	138	2.24	10,723	10,344
Hillcrest	14,300	13,878	13,878	13,878	...	...	422	1.67	14,861	14,346
Middletown	9,400	9,079	9,079	9,079	...	...	321	1.69	10,330	10,141
Mission Hills	8,900	8,780	8,780	8,780	...	...	120	2.16	9,512	9,402
North Park	26,700	26,621	26,621	26,621	...	...	79	1.77	26,569	26,510
South Park	15,300	15,013	15,013	15,013	...	...	287	2.34	16,290	16,067
Southeast S.D.-West	14,100	11,610	11,603	11,603	...	7	2,490	2.70	15,396	14,169
COASTAL	**161,180**	**120,369**	**116,741**	**115,363**	**1,378**	**3,628**	**40,811**	**2.14**	**162,399**	**117,143**
Harbor	38,980	656	495	495	...	161	38,324	2.22	43,020	198
La Jolla	27,700	26,809	26,809	26,809	...	...	891	2.40	25,290	24,565
La Playa	10,000	8,873	8,873	8,873	...	...	1,127	2.54	10,959	9,950
Loma Portal	12,300	12,290	12,290	12,290	...	...	10	2.49	13,695	13,669
Midway-Old Town	8,600	8,489	6,859	6,509	350	1,630	111	2.08	9,184	8,968
Mission Bay	6,700	6,700	6,700	5,680	1,020	...	...	1.81	6,639	6,618
Ocean Beach	19,200	19,187	19,187	19,187	...	...	13	1.98	18,221	18,140
Pacific Beach	37,700	37,365	35,528	35,520	8	1,837	335	1.98	35,391	35,035
EASTERN	**261,600**	**257,566**	**244,030**	**241,644**	**2,386**	**13,536**	**4,034**	**2.77**	**232,187**	**228,150**
Chollas Park	17,800	17,780	17,780	17,207	573	...	20	3.01	18,608	18,442
City Heights	16,600	16,543	16,543	16,543	...	...	57	2.35	17,847	17,753
Elliott	20,500	20,500	9,239	9,050	189	11,261	...	3.86	173	173
Encanto-East	19,700	19,678	19,678	19,678	...	...	22	3.86	17,729	17,680
Encanto-West	19,300	19,260	19,260	18,792	468	...	40	3.11	19,607	19,505
Montezuma	19,800	16,800	16,800	16,800	...	...	3,000	2.19	20,358	17,430
Navajo	33,000	32,801	32,801	32,346	455	...	199	2.94	25,828	25,739
Normal Heights	32,400	32,179	32,179	32,179	...	...	221	1.98	32,548	32,407
Paradise Hills	16,600	16,420	14,184	14,037	147	2,236	180	3.46	14,824	14,789
Rolando-Redwood	32,300	32,028	31,989	31,485	504	39	272	2.42	32,386	32,132
San Carlos	21,800	21,800	21,800	21,750	50	...	...	3.27	18,315	18,302
Southeast S.D.-East	11,800	11,777	11,777	11,777	...	...	23	3.07	13,964	13,798
KEARNY MESA	**154,400**	**151,043**	**145,969**	**144,980**	**989**	**5,074**	**3,357**	**2.87**	**144,628**	**141,603**
Clairemont-East	39,400	39,378	39,378	39,378	...	...	22	3.06	36,633	36,613
Clairemont-North	26,400	26,363	26,363	26,363	...	...	37	2.99	28,919	28,880
Clairemont-South	20,500	19,946	19,946	19,701	245	...	554	2.41	20,061	19,643
Linda Vista	21,200	20,240	18,257	18,257	...	1,983	960	2.81	20,947	19,906
Mission Valley	1,700	1,700	1,700	1,458	242	...	...	1.56	523	523
Montgomery	1,000	1,000	1,000	498	502	...	...	2.25	1,560	1,560
Serra Mesa	19,100	19,089	15,998	15,998	...	3,091	11	3.21	21,196	21,163
University-North	9,800	8,030	8,030	8,030	...	...	1,770	2.39	2,238	783
University-South	15,300	15,297	15,297	15,297	...	...	3	3.24	12,551	12,532
NORTH SAN DIEGO	**71,710**	**68,425**	**68,026**	**67,002**	**1,024**	**399**	**3,285**	**3.01**	**14,413**	**12,397**
Bernardo	13,400	13,400	13,400	13,400	...	...	...	2.42	5,979	5,979
Del Mar Heights	5,800	5,800	5,800	5,800	...	...	...	2.94	2,270	2,264
Los Penasquitos	11,600	11,600	11,600	11,600	...	...	...	2.86	1,809	1,809
Miramar	3,810	799	400	...	400	399	3,011	4.08	2,443	600
Mira Mesa	31,600	31,596	31,596	30,972	624	...	4	3.39	1,180	1,180
Pomerado	5,300	5,030	5,030	5,030	...	...	270	3.16	509	342
San Pasqual	200	200	200	200	...	...	...	3.70	223	223
SOUTH SAN DIEGO	**46,400**	**46,364**	**46,364**	**42,254**	**4,110**	**...**	**36**	**3.65**	**28,710**	**28,652**
Nestor	18,400	18,381	18,381	15,130	3,251	...	19	3.18	12,432	12,407
Otay	18,100	18,093	18,093	17,793	300	...	7	4.09	10,660	10,650
San Ysidro	9,900	9,890	9,890	9,331	559	...	10	3.94	5,618	5,595

1. The population recorded in this column occupy permanent, private housing units. People living in one room housing units are also included in this category.

2. The people recorded in this column are residents living in mobile homes. These figures do not include people occupying trailers located in San Diego for short periods of time.

3. Nonhousehold population includes those people living in group quarters such as convalescent hospitals; boarding houses containing five or more boarders; students living in dormitories, fraternity or sorority houses; detention facilities; and military barracks or ships.

4. The population recorded in Military Areas include those military personnel living aboard ships in San Diego Bay and those personnel

OCCUPIED HOUSING UNITS — 1970 TO 1977

Census - April 1, 1970							Occupied Housing Units				
Population Living in Households										Percent Occupied	
Private Households											
Total	Permanent[1]	Mobile Homes[2]	Navy Housing[3]	Non-Household Population[4]	Average Household Size	Change Since 1970 Census	Estimate July 1, 1977	Census April 1, 1970	Change Since 1970 Census	July 1, 1977	April 1, 1970
621,741	613,693	8,048	14,802	60,484	2.80	108,573	290,292	227,136	63,156	95.95	95.16
...	...	...	882	47,545	3.83	- 67	259	230	29	100.00	97.87
621,741	613,693	8,048	13,920	12,939	2.80	108,640	290,033	226,906	63,127	95.93	95.16
...	...	...	13,920	...	4.61	10,086	5,671	3,022	2,649	93.58	99.38
621,741	613,693	8,048	...	12,939	2.78	98,554	284,362	223,884	60,478	95.99	95.11
108,514	108,514	...	84	6,092	2.11	- 4,380	52,801	51,572	1,229	95.29	94.18
...	...	...	28	1,748	4.00	1,834	10	7	3	100.00	100.00
7,591	7,591	...	...	1,642	1.35	- 833	5,060	5,613	- 553	94.46	91.49
10,344	10,344	...	...	379	2.40	-1,123	4,220	4,315	- 95	93.59	92.30
14,346	14,346	...	...	515	1.84	- 561	8,320	7,800	520	94.26	92.90
10,141	10,141	...	...	189	1.83	- 930	5,375	5,538	- 163	93.54	93.26
9,402	9,402	...	...	110	2.46	- 612	4,060	3,825	235	97.29	96.15
26,510	26,510	...	...	59	1.98	131	15,050	13,416	1,634	96.68	96.59
16,067	16,067	...	...	223	2.55	- 990	6,405	6,300	105	96.97	94.91
14,113	14,113	...	56	1,227	2.98	-1,296	4,301	4,758	- 457	93.22	93.20
112,755	111,329	1,426	4,388	45,256	2.40	-1,219	56,206	48,880	7,326	94.69	94.46
...	...	...	198	42,822	2.79	-4.040	296	71	225	100.00	100.00
24,565	24,565	...	...	725	2.55	2,410	11,150	9,612	1,538	93.35	93.69
9,950	9,950	...	...	1,009	2.85	- 959	3,500	3,489	11	97.52	96.81
13,669	13,669	...	...	26	2.78	-1,395	4,940	4,915	25	97.15	96.70
6,958	6,522	436	2,010	216	2.34	- 584	4,090	3,836	254	95.32	92.41
6,618	5,793	825	...	21	1.98	61	3,700	3,336	364	94.99	90.92
18,140	18,140	...	...	81	2.18	979	9,700	8,302	1,398	95.88	94.45
32,855	32,690	165	2,180	356	2.29	2,309	18,830	15,319	3,511	93.50	95.03
224,380	222,570	1,810	3,770	4,037	3.06	29,413	93,120	74,560	18,560	95.84	96.23
18,442	17,749	693	...	166	3.41	- 808	5,900	5,410	490	95.13	97.23
17,753	17,753	...	...	94	2.67	- 1,247	7,050	6,650	400	95.04	95.84
173	10	163	...	...	1.60	20,327	5,310	108	5,202	97.18	100.00
17,680	17,680	...	...	49	4.26	2,328	5,100	4,152	948	98.34	94.54
19,505	18,998	507	...	102	3.59	- 307	6,190	5,429	761	94.94	97.49
17,430	17,430	...	...	2,928	2.59	- 558	7,680	7,729	951	97.88	95.53
25,739	25,346	393	...	89	3.56	7,172	11,140	7,234	3,906	94.62	95.49
32,407	32,407	...	...	141	2.18	- 148	16,250	14,892	1,358	96.15	95.68
11,019	11,019	...	3,770	35	4.05	1,419	4,740	3,651	1,089	90.89	97.44
32,132	32,078	54	...	254	2.76	- 86	13,250	11,641	1,609	97.27	97.03
18,302	18,302	...	...	13	4.03	3,485	6,670	4,539	2,131	96.43	98.23
13,798	13,798	...	...	166	3.34	- 2,164	3,840	4,125	- 285	93.80	94.74
135,643	134,299	1,344	5,960	3,025	3.52	9,772	52,715	40,220	12,495	97.94	97.01
36,613	36,613	...	...	20	3.81	2,767	12,860	9,596	3,264	98.06	95.07
28,880	28,880	...	...	39	3.57	- 2,519	8,820	8,098	722	98.23	98.72
19,643	19,401	242	...	418	2.85	439	8,270	6,900	1,370	97.25	98.08
17,746	17,746	...	2,160	1,041	3.55	253	7,210	5,603	1,607	97.76	96.55
523	265	258	...	...	1.91	1,177	1,090	274	816	98.46	91.03
1,560	716	844	...	...	2.56	- 560	445	610	- 165	100.00	98.23
17,363	17,363	...	3,800	33	3.94	- 2,096	5,940	5,365	575	98.27	97.83
783	783	...	...	1,455	2.88	7,562	3,360	272	3,088	97.42	96.11
12,532	12,532	...	...	19	3.58	2,749	4,720	3,502	1,218	98.25	96.37
11,797	11,797	...	600	2,016	2.75	57,297	22,740	4,504	18,236	95.25	87.30
5,979	5,979	...	...	...	2.50	7,421	5,545	2,391	3,154	94.83	88.07
2,264	2,264	...	...	6	3.33	3,530	1,975	679	1,296	95.73	86.19
1,809	1,809	...	...	...	2.29	9,791	4,050	790	3,260	92.74	87.29
...	...	...	600	1,843	4.44	1,367	196	135	61	100.00	96.43
1,180	1,180	...	...	...	3.20	30,420	9,330	368	8,962	96.70	88.01
342	342	...	...	167	3.84	4,791	1,590	89	1,501	93.58	71.20
223	223	...	...	...	4.29	- 23	54	52	2	98.18	76.47
28,652	25,184	3,468	...	58	3.87	17,690	12,710	7,400	5,310	98.22	91.71
12,407	9,426	2,981	...	25	3.67	5,968	5,780	3,376	2,404	98.33	95.48
10,650	10,589	61	...	10	4.28	7,440	4,420	2,486	1,934	98.22	86.65
5,595	5,169	426	...	23	3.64	4,282	2,510	1,538	972	97.97	92.43

and their dependents living in barracks and housing units at major military installations.

5. This category includes Navy personnel and their dependents living in Navy owned housing units located off base in several locations throughout the City.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U.S. Census reports by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Enrollment records for elementary school districts for developing family size trends since 1970.

Statistical Areas	July 1, 1977								
		Single Family Housing				Multiple Family Units			
			Private						
	Total All Housing Units [1]	Total Units	Permanent	Mobile Homes [2]	Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units [3]
ENTIRE CITY	**302,557**	**181,239**	**175,084**	**4,881**	**1,274**	**118,054**	**113,815**	**4,239**	**3,264**
Military Areas [5]	259	229	...	108	121	30	...	30	...
Civilian Areas	302,298	181,010	175,084	4,773	1,153	118,024	113,815	4,209	3,264
Public Housing [6]	6,060	1,153	...	...	1,153	4,907	698	4,209	...
Private Housing	296,238	179,857	175,084	4,773	...	113,117	113,117	...	3,264
CENTRAL	**55,408**	**22,290**	**22,285**	...	**5**	**30,495**	**30,492**	**3**	**2,623**
Balboa Park	10	7	4	...	3	3	...	3	...
Centre City	5,357	348	348	...	...	2,510	2,510	...	2,499
Golden Hill	4,509	1,588	1,588	...	...	2,909	2,909	...	12
Hillcrest	8,827	2,717	2,717	...	...	6,094	6,094	...	16
Middletown	5,746	1,258	1,258	...	...	4,407	4,407	...	81
Mission Hills	4,173	2,663	2,663	...	...	1,505	1,505	...	5
North Park	15,567	6,039	6,039	...	...	9,518	9,518	...	10
South Park	6,605	4,400	4,400	...	...	2,205	2,205	...	...
Southeast S.D.-West	4,614	3,270	3,268	...	2	1,344	1,344	...	...
COASTAL	**59,355**	**29,938**	**28,781**	**691**	**466**	**28,946**	**28,385**	**561**	**471**
Harbor	296	28	...	...	28	16	...	16	252
La Jolla	11,944	8,221	8,221	...	...	3,680	3,680	...	43
La Playa	3,589	3,138	3,138	...	...	426	426	...	25
Loma Portal	5,085	3,863	3,863	...	...	1,213	1,213	...	9
Midway-Old Town	4,291	1,088	908	180	...	3,154	2,609	545	49
Mission Bay	3,895	1,615	1,106	509	...	2,241	2,241	...	39
Ocean Beach	10,117	4,603	4,603	...	...	5,497	5,497	...	17
Pacific Beach	20,138	7,382	6,942	2	438	12,719	12,719	...	37
EASTERN	**97,157**	**65,332**	**63,612**	**1,459**	**261**	**31,752**	**28,869**	**2,883**	**73**
Chollas Park	6,202	4,136	3,753	383	...	2,066	2,066	...	...
City Heights	7,418	5,035	5,035	...	...	2,383	2,383	...	...
Elliott	5,464	2,953	2,584	119	250	2,511	440	2,071	...
Encanto-East	5,186	4,598	4,598	...	...	588	588	...	...
Encanto-West	6,520	5,686	5,382	304	...	833	833	...	1
Montezuma	7,846	4,546	4,546	...	...	3,251	3,251	...	49
Navajo	11,773	8,480	8,218	262	...	3,293	3,293	...	...
Normal Heights	16,900	8,956	8,956	...	...	7,942	7,942	...	2
Paradise Hills	5,215	4,249	4,168	81	...	966	154	812	...
Rolando-Redwood	13,622	8,255	7,959	285	11	5,357	5,357	...	10
San Carlos	6,917	5,539	5,514	25	...	1,378	1,378	...	...
Southeast S.D.-East	4,094	2,899	2,899	...	...	1,184	1,184	...	11
KEARNY MESA	**53,822**	**34,508**	**33,406**	**637**	**465**	**19,298**	**18,517**	**781**	**16**
Clairemont-East	13,115	9,360	9,360	...	...	3,747	3,747	...	8
Clairemont-North	8,979	6,720	6,720	...	...	2,259	2,259	...	...
Clairemont-South	8,504	5,466	5,277	189	...	3,038	3,038	...	...
Linda Vista	7,375	3,547	3,113	...	434	3,828	3,828	...	...
Mission Valley	1,107	166	18	148	...	933	933	...	8
Montgomery	445	443	143	300	...	2	2	...	...
Serra Mesa	6,044	4,119	4,088	...	31	1,925	1,144	781	...
University-North	3,449	707	707	...	...	2,742	2,742	...	...
University-South	4,804	3,980	3,980	...	...	824	824	...	...
NORTH SAN DIEGO	**23,875**	**19,572**	**19,103**	**392**	**77**	**4,303**	**4,292**	**11**	...
Bernardo	5,847	4,629	4,629	...	...	1,218	1,218	...	...
Del Mar Heights	2,063	1,840	1,840	...	...	223	223	...	...
Los Penasquitos	4,367	2,375	2,375	...	...	1,992	1,992	...	...
Miramar	196	185	...	108	77	11	...	11	...
Mira Mesa	9,648	8,934	8,650	284	...	714	714	...	...
Pomerado	1,699	1,555	1,555	...	...	144	144	...	...
San Pasqual	55	54	54	...	...	1	1	...	...
SOUTH SAN DIEGO	**12,940**	**9,599**	**7,897**	**1,702**	...	**3,260**	**3,260**	...	**81**
Nestor	5,878	4,366	2,994	1,372	...	1,506	1,506	...	6
Otay	4,500	3,996	3,870	126	...	504	504	...	...
San Ysidro	4,562	1,237	1,033	204	...	1,250	1,250	...	75

1. Housing units in this table have the same definition as those in the 1970 Census of Population and Housing. Resident occupied mobile homes are considered Housing Units.

2. Only resident occupied mobile homes are included. Transient trailers are not counted.

3. Atypical housing includes one room units occupied by permanent residents in residential hotels or motels; house boats or yachts used as permanent housing and any other unusual housing types.

4. The 1970 Census of Population and Housing counted uncompleted housing units as vacant. In order to use the census count as a benchmark for estimating current housing units, it was necessary to remove those units that were nearing completion on April 1, 1970. This was to eliminate the chance of double counting housing com-

BY TYPE OF HOUSING UNITS – 1970 TO 1977

Census - April 1, 1970									Housing Inventory Change April 1, 1970 ty July 1, 1977			
	Single Family Dwellings				Multiple Family Dwellings							
		Private										
Total All Housing Units [4]	Total Units	Permanent	Mobile Homes [2]	Navy Units	Total Units	Private Units	Navy Units	Atypical Housing Units [3]	Total	Single	Multiple	Atypical Housing Units
238,679	159,359	154,432	3,827	1,100	73,796	71,624	2,172	5,524	63,878	21,880	44,258	- 2,260
235	200	...	3	197	34	...	34	1	24	29	- 4	- 1
238,444	159,159	154,432	3,824	903	73,762	71,624	2,138	5,523	63,854	21,851	44,262	- 2,259
3,041	903	...	...	...	2,138	...	2,138	...	3,019	250	2,769	...
235,403	158,256	154,432	3,824	...	71,624	71,624	...	5,523	60,835	21,601	41,493	- 2,259
54,761	26,214	26,201	...	13	24,079	24,068	11	4,468	647	- 3,924	6,416	- 1,845
7	2	...	...	2	5	...	5	...	3	5	- 2	...
6,135	626	626	...	...	1,892	1,892	...	3,617	- 778	- 278	618	- 1,118
4,675	2,026	2,026	...	...	2,564	2,564	...	85	- 166	- 438	345	- 73
8,396	3,281	3,281	...	...	4,965	4,965	...	150	431	- 564	1,129	- 134
5,938	1,524	1,524	...	...	4,052	4,052	...	362	- 192	- 266	355	- 281
3,978	2,813	2,813	...	...	1,140	1,140	...	25	195	- 150	365	- 20
13,889	7,378	7,378	...	...	6,426	6,426	...	85	1,678	- 1,339	3,092	- 75
6,638	4,738	4,738	...	...	1,840	1,840	...	60	- 33	- 338	365	- 60
5,105	3,826	3,815	...	11	1,195	1,189	6	84	- 491	- 556	149	- 84
51,748	30,518	29,302	720	496	20,657	20,100	557	573	7,607	- 580	8,289	- 102
71	58	...	...	58	12	...	12	1	225	- 30	4	251
10,259	7,322	7,322	...	...	2,751	2,751	...	186	1,685	899	929	- 143
3,604	3,220	3,220	...	...	351	351	...	33	- 15	- 82	75	- 8
5,083	4,054	4,054	...	...	972	972	...	57	2	- 191	241	- 48
4,151	1,268	1,031	237	...	2,811	2,266	545	72	140	- 180	343	- 23
3,669	1,760	1,385	375	...	1,849	1,849	...	60	226	- 145	392	- 21
8,790	5,022	5,022	...	...	3,706	3,706	...	62	1,327	- 419	1,791	- 45
16,121	7,814	7,268	108	438	8,205	8,205	...	102	4,017	- 432	4,514	- 65
77,484	59,022	57,979	1,043	...	18,152	17,340	812	310	19,673	6,310	13,600	- 237
5,564	4,114	3,715	399	...	1,419	1,419	...	31	638	22	647	- 31
6,939	5,551	5,551	...	...	1,342	1,342	...	46	479	- 516	1,041	- 46
108	106	2	104	...	2	2	...	...	5,356	2,847	2,509	...
4,313	3,846	3,846	...	...	459	459	...	8	794	673	129	- 8
5,569	5,072	4,772	300	...	471	471	...	26	951	614	362	- 25
7,044	4,601	4,601	...	...	2,400	2,400	...	43	802	- 55	851	6
7,576	7,009	6,794	215	...	557	557	...	10	4,197	1,471	2,736	- 10
15,573	9,685	9,685	...	...	5,800	5,800	...	88	1,327	- 729	2,142	- 86
3,826	2,891	2,891	...	...	929	117	812	6	1,468	1,437	37	- 6
11,997	8,379	8,354	25	...	3,594	3,594	...	24	1,625	- 124	1,763	- 14
4,621	4,439	4,439	...	...	181	181	...	1	2,296	1,100	1,197	- 1
4,354	3,329	3,329	...	...	998	998	...	27	- 260	- 430	186	- 16
41,458	32,035	30,837	733	465	9,342	8,561	781	81	12,364	2,473	9,956	- 65
10,094	8,757	8,757	...	...	1,331	1,331	...	6	3,021	603	2,416	2
8,203	7,453	7,453	...	...	734	734	...	16	776	- 733	1,525	- 16
7,035	4,954	4,778	176	...	2,070	2,070	...	11	1,469	512	968	- 11
5,803	2,904	2,470	...	434	2,869	2,869	...	30	1,572	643	959	- 30
301	198	67	131	...	103	103	...	...	806	- 32	830	8
621	621	195	426	...	...	...	...	...	- 176	- 178	2	...
5,484	4,123	4,092	...	31	1,343	562	781	18	560	- 4	582	- 18
283	27	27	...	...	256	256	...	...	3,166	680	2,486	...
3,634	2,998	2,998	...	...	636	636	...	...	1,170	982	188	...
5,159	4,045	3,916	3	126	1,101	1,090	11	13	18,716	15,527	3,202	- 13
2,715	2,280	2,280	...	...	434	434	...	1	3,132	2,349	784	- 1
789	777	777	...	...	7	7	...	5	1,274	1,063	216	- 5
905	260	260	...	...	645	645	...	...	3,462	2,115	1,347	...
140	129	...	3	126	11	...	11	...	56	56	...	...
417	417	417	...	...	...	...	...	...	9,231	8,517	714	...
125	125	125	...	...	...	...	...	...	1,574	1,430	144	...
68	57	57	...	...	4	4	...	7	- 13	- 3	- 3	- 7
8,069	7,525	6,197	1,328	...	465	465	...	79	4,871	2,074	2,795	2
3,536	3,347	2,212	1,135	...	175	175	...	14	2,342	1,019	1,331	- 8
2,869	2,801	2,780	21	...	68	68	...	...	1,631	1,195	436	...
1,664	1,377	1,205	172	...	222	222	...	65	898	- 140	1,028	10

pleted during the months immediately following the census.

5. The housing units in this category are located on military reservations located within the City of San Diego.

6. Public Housing consists of those housing units owned and operated by the Navy for the families of Navy personnel and those housing units on the University of California at San Diego campus occupied by resident students.

Sources: U. S. Census reported by census tract for basic population and housing data in 1970. Management records for public housing since 1970. Current housing inventory records developed by the City Planning Department from reports of housing completions provided regularly by the Inspection Department.

Statistical Areas	Total City		Residential Uses [1]			Commercial Uses [2]			Industrial Uses [3]			Pub
	Total [8] Gross Acres	Percent of City	Net [9] Acres	[10] Percent of Statistical Area	[11] Percent of Residential Uses	Net [9] Acres	[10] Percent of Statistical Area	[11] Percent of Commercial Uses	Net [9] Acres	[10] Percent of Statistical Area	[11] Percent of Industrial Uses	Net Acre
ENTIRE CITY	**204,466**	**100.00**	**36,215.9**	**17.71**	**100.00**	**4,542.2**	**2.22**	**100.00**	**7,075.4**	**3.46**	**100.00**	**42,676**
CENTRAL	**10,466**	**5.11**	**3,222.1**	**30.79**	**8.91**	**670.1**	**6.40**	**14.75**	**593.3**	**5.67**	**8.39**	**2,050**
Balboa Park	1,290	0.63	...	...	...	...	...	...	...	...	...	1,175
Centre City	1,312	0.64	40.1	3.06	0.11	247.4	18.86	5.45	268.0	20.43	3.79	235
Golden Hill	499	0.24	208.8	41.85	0.58	21.8	4.36	0.48	8.5	1.71	0.12	15
Hillcrest	1,223	0.60	492.3	40.26	1.36	88.1	7.21	1.94	7.7	0.63	0.11	10.
Middletown	834	0.41	230.1	27.59	0.64	101.1	12.12	2.23	55.6	6.67	0.79	24
Mission Hills	855	0.42	510.8	59.74	1.41	15.9	1.86	0.35	0.4	0.04	0.01	25
North Park	1,438	0.70	762.7	53.03	2.11	91.1	6.33	2.00	3.6	0.25	0.05	19
South Park	1,380	0.67	629.8	45.62	1.74	19.6	1.42	0.43	24.8	1.80	0.35	16.
Southeast S.D.-West	1,635	0.80	347.5	21.25	0.96	85.1	5.20	1.87	224.7	13.75	3.18	431
COASTAL	**21,900**	**10.71**	**6,594.6**	**30.11**	**18.19**	**771.5**	**3.52**	**16.99**	**285.7**	**1.30**	**4.04**	**7,477**
Harbor	3,199	1.56	...	...	...	103.7	3.24	2.28	155.3	4.85	2.19	2,875
La Jolla	6,482	3.18	2,760.8	42.59	7.61	89.9	1.39	1.98	24.5	0.38	0.35	1,451
La Playa	1,256	0.61	687.9	54.78	1.90	44.5	3.54	0.98	4.1	0.33	0.06	94
Loma Portal	1,111	0.54	661.6	59.55	1.83	46.2	4.16	1.02	6.6	0.59	0.09	25
Midway-Old Town	1,484	0.73	226.0	15.23	0.62	266.9	17.99	5.88	81.3	5.48	1.15	274
Mission Bay	4,414	2.16	162.3	3.68	0.45	7.8	0.18	0.17	...	...	...	2,355
Ocean Beach	1,165	0.57	613.8	52.69	1.69	41.2	3.53	0.91	1.9	0.17	0.03	185
Pacific Beach	2,789	1.36	1,482.2	53.15	4.09	171.3	6.14	3.77	12.0	0.43	0.17	217
EASTERN	**38,472**	**18.82**	**13,342.6**	**34.68**	**36.85**	**943.1**	**2.45**	**20.76**	**272.0**	**0.71**	**3.85**	**3,289**
Chollas Park	2,286	1.12	818.6	35.80	2.26	133.2	5.83	2.93	62.7	2.74	0.89	187
City Heights	1,491	0.73	635.3	42.61	1.75	35.1	2.35	0.77	9.2	0.62	0.13	38
Elliott	10,139	4.96	1,157.4	11.41	3.20	33.7	0.33	0.74	17.1	0.17	0.24	945
Encanto-East	2,246	1.10	983.5	43.80	2.72	22.8	1.02	0.50	7.0	0.31	0.10	129
Encanto-West	2,923	1.43	1,389.3	47.52	3.84	23.0	0.79	0.51	26.7	0.91	0.38	105
Montezuma	2,047	1.00	1,123.2	54.87	3.10	94.1	4.60	2.07	0.5	0.03	0.01	249
Navajo	4,638	2.27	1,964.2	42.35	5.42	120.3	2.59	2.65	106.3	2.29	1.50	587
Normal Heights	2,560	1.25	1,322.7	51.67	3.65	118.3	4.62	2.61	3.6	0.14	0.05	45
Paradise Hills	2,135	1.04	933.1	43.70	2.58	10.1	0.47	0.22	...	...	...	107
Rolando-Redwood	3,303	1.62	1,585.8	48.01	4.38	248.9	7.53	5.48	14.7	0.45	0.21	580
San Carlos	3,653	1.79	1,050.0	28.74	2.90	68.4	1.87	1.51	2.3	0.06	0.03	163
Southeast S.D.-East	1,051	0.51	379.5	36.10	1.05	35.2	3.35	0.77	21.9	2.09	0.31	154
KEARNY MESA	**27,072**	**13.24**	**7,399.0**	**27.33**	**20.43**	**1,500.9**	**5.54**	**33.06**	**2,639.4**	**9.75**	**37.30**	**3,588**
Clairemont-East	3,413	1.67	1,619.5	47.45	4.47	131.4	3.85	2.89	3.5	0.10	0.05	464
Clairemont-North	3,156	1.54	1,496.6	47.42	4.13	85.7	2.72	1.89	130.7	4.14	1.85	439
Clairemont-South	2,459	1.20	1,080.1	43.92	2.98	149.9	6.10	3.30	128.5	5.23	1.82	137
Linda Vista	2,577	1.26	902.8	35.03	2.49	125.1	4.85	2.75	125.3	4.86	1.77	427
Mission Valley	2,016	0.99	72.9	3.62	0.20	468.4	23.23	10.33	151.9	7.54	2.15	259
Montgomery	3,288	1.61	53.7	1.63	0.15	429.2	13.05	9.45	1,051.8	31.99	14.86	609
Serra Mesa	2,421	1.18	836.8	34.56	2.31	41.2	1.70	0.91	346.7	14.32	4.90	96
University-North	5,516	2.70	383.2	6.95	1.06	51.1	0.93	1.12	622.3	11.28	8.79	1,091
University-South	2,226	1.09	954.3	42.86	2.64	18.9	0.85	0.42	78.7	3.54	1.11	70
NORTH SAN DIEGO	**90,428**	**44.23**	**3,935.9**	**4.35**	**10.87**	**427.9**	**0.47**	**9.40**	**2,601.2**	**2.88**	**36.76**	**24,859**
Bernardo	8,391	4.10	1,114.6	13.28	3.08	105.6	1.26	2.32	203.7	2.43	2.88	76
Del Mar Heights	6,727	3.29	436.5	6.49	1.21	89.6	1.33	1.97	3.8	0.06	0.05	225
Los Penasquitos	22,728	11.12	718.2	3.16	1.98	32.9	0.14	0.72	52.9	0.23	0.75	324
Mira Mesa	12,031	5.89	1,293.3	10.75	3.57	141.3	1.18	3.11	590.4	4.91	8.34	218
Miramar	22,490	11.00	...	...	...	1.5	0.01	0.03	110.7	0.49	1.56	21,695
Pomerado	9,349	4.57	373.3	3.99	1.03	57.0	0.61	1.25	1,613.7	17.26	22.81	523
San Pasqual	8,712	4.26	...	...	...	...	...	...	26.0	0.30	0.37	1,790
SOUTH SAN DIEGO	**16,128**	**7.89**	**1,720.8**	**10.67**	**4.75**	**228.7**	**1.42**	**5.04**	**683.8**	**4.24**	**9.66**	**1,417**
Nestor	6,955	3.40	756.1	10.87	2.09	141.0	2.03	3.11	623.6	8.97	8.81	15
Otay	1,763	0.86	634.6	36.00	1.75	13.6	0.77	0.30	...	...	...	190
San Ysidro	7,410	3.63	330.1	4.45	0.91	74.1	1.00	1.63	60.2	0.81	0.85	1,075

1. Includes both single family and multi-family residential uses.
2. Includes retail stores; business and professional services; hotels and motels; amusement and recreational facilities; industrial or agricultural offices physically separated from the factory or farm.

   Includes a mixture of residential uses with other uses such as a retail store on the ground floor and residences on the second floor.
3. Includes manufacturing establishments, extractive industries, wholesalers, warehousing, and private utility and building contractor's yards.
4. Includes all levels of governmental facilities such as offices, yards, public schools and colleges, parks, military reservations, etc.
5. Includes churches; hospitals; private schools and colleges; fraternal, civic, labor, charitable and youth organizations.
6. Includes all land used for the production of crops, plants or trees; dairy farms; livestock grazing, etc.

(Continued from Page 1)

acres of land have been developed industrially.

From July 1, 1973 to July 1, 1977 approximately 1,104 new residential homes have been completed in Bernardo. During the last year 251 homes were completed, utilizing 49 acres of land.

Commercial uses have also increased. Between 1973 and 1977, 68 acres of land have developed commercially with approximately 3.5 acres being developed during the past year.

Industrial uses have increased by 48 acres since 1973.

Since July 1, 1973 some 1,410 new homes have been completed in Los Penasquitos, built on 364 acres of land. During the last year 673 new homes have been completed on 153 acres of land. Commercial uses have developed on approximately 24 acres of land during the last four years. It's interesting to note that 21 of the 24 acre increase in commercial

I DIEGO BY STATISTICAL AREAS — JULY 1, 1977

c Uses [4]		Semi-Public [5]			Agricultural Uses [6]			Vacant Land			Streets [7]		
[10] Percent of Statistical Area	[11] Percent of Public Uses	Net [9] Acres	[10] Percent of Statistical Area	[11] Percent of Semi-Public Uses	Net [9] Acres	[10] Percent of Statistical Area	[11] Percent of Agricultural Uses	Net [9] Acres	[10] Percent of Statistical Area	[11] Percent of Vacant Land	Acres [8]	[10] Percent of Statistical Area	[11] Percent of Streets
20.87	100.00	3,182.0	1.56	100.00	32,815.9	16.05	100.00	53,758.3	26.29	100.00	24,199.8	11.84	100.00
19.59	4.80	147.9	1.41	4.65	...	...	...	479.7	4.58	0.89	3,302.9	31.56	13.65
91.12	2.75	...	...	...	...	...	...	...	...	...	114.6	8.88	0.47
17.92	0.55	9.3	0.71	0.29	...	...	...	6.4	0.49	0.01	505.7	38.53	2.09
3.10	0.04	9.2	1.85	0.29	...	...	...	16.2	3.25	0.03	219.0	43.88	0.91
8.74	0.25	35.1	2.86	1.10	...	...	...	97.7	7.99	0.18	395.2	32.31	1.63
2.90	0.06	13.7	1.65	0.43	...	...	...	36.7	4.39	0.07	372.6	44.68	1.54
3.03	0.06	8.2	0.96	0.26	...	...	...	84.0	9.83	0.16	209.8	24.54	0.87
1.32	0.04	46.0	3.21	1.45	...	...	...	29.2	2.03	0.05	486.4	33.83	2.01
1.21	0.04	13.5	0.98	0.42	...	...	...	160.7	11.65	0.30	515.0	37.32	2.13
26.38	1.01	12.9	0.79	0.41	...	...	...	48.8	2.99	0.09	484.6	29.64	2.00
34.15	17.52	483.1	2.21	15.18	8.3	0.04	0.03	1,496.7	6.83	2.78	4,782.5	21.84	19.77
89.88	6.74	37.7	1.18	1.18	...	...	...	...	...	...	27.1	0.85	0.11
22.40	3.40	276.8	4.27	8.70	...	...	...	1,133.7	17.49	2.11	744.4	11.48	3.08
7.49	0.22	99.6	7.93	3.13	...	...	...	75.7	6.02	0.14	250.1	19.91	1.03
2.32	0.06	7.5	0.67	0.24	...	...	...	20.9	1.88	0.04	342.5	30.83	1.42
18.51	0.64	25.1	1.69	0.79	8.3	0.56	0.03	136.6	9.21	0.25	465.1	31.33	1.92
53.36	5.52	2.6	0.06	0.08	...	...	...	15.6	0.35	0.03	1,870.0	42.37	7.74
15.73	0.43	14.3	1.23	0.45	...	...	...	19.1	1.64	0.04	291.4	25.01	1.20
7.78	0.51	19.5	0.70	0.61	...	...	...	95.1	3.41	0.17	791.9	28.39	3.27
8.55	7.71	582.7	1.51	18.30	168.1	0.44	0.51	13,473.4	35.02	25.06	6,400.3	16.64	26.45
8.20	0.44	77.4	3.39	2.43	6.5	0.29	0.02	327.9	14.34	0.61	672.2	29.41	2.78
2.56	0.09	13.1	0.88	0.41	...	...	...	159.7	10.71	0.30	600.4	40.27	2.48
9.33	2.22	77.1	0.76	2.42	...	...	...	7,172.4	70.74	13.34	735.7	7.26	3.04
5.51	0.29	10.8	0.48	0.34	25.9	1.15	0.08	714.9	31.83	1.33	357.2	15.90	1.48
3.61	0.25	8.7	0.30	0.27	131.1	4.49	0.40	754.3	25.81	1.40	484.5	16.57	2.00
12.19	0.58	13.4	0.65	0.42	...	...	...	221.5	10.82	0.41	344.7	16.84	1.42
12.67	1.38	142.2	3.07	4.47	...	...	...	905.7	19.53	1.69	811.8	17.50	3.35
1.79	0.11	12.5	0.49	0.39	...	...	...	297.1	11.61	0.55	759.9	29.68	3.14
5.04	0.25	23.2	1.09	0.73	...	...	...	807.2	37.81	1.50	253.8	11.89	1.05
17.56	1.36	51.6	1.56	1.62	4.6	0.14	0.01	217.1	6.57	0.41	600.3	18.18	2.48
4.48	0.38	134.8	3.69	4.24	...	...	...	1,850.0	50.65	3.44	383.8	10.51	1.59
14.74	0.36	17.9	1.70	0.56	...	...	...	45.6	4.34	0.08	396.0	37.68	1.64
13.26	8.41	724.7	2.68	22.78	103.8	0.38	0.32	6,840.8	25.27	12.73	4,273.9	15.79	17.66
13.61	1.09	38.2	1.12	1.20	...	...	...	513.0	15.03	0.96	642.9	18.84	2.66
13.69	1.01	22.4	0.71	0.70	...	...	...	349.1	11.06	0.65	639.5	20.26	2.64
5.61	0.32	185.2	7.53	5.82	2.5	0.10	0.01	387.1	15.74	0.72	387.8	15.77	1.60
16.58	1.00	117.0	4.54	3.68	...	...	...	502.2	19.49	0.93	377.4	14.65	1.56
12.88	0.61	213.1	10.57	6.70	12.8	0.63	0.04	362.5	17.98	0.67	474.8	23.55	1.96
18.54	1.43	17.8	0.54	0.56	18.5	0.56	0.06	744.7	22.65	1.39	362.8	11.04	1.50
3.99	0.23	42.8	1.77	1.34	...	...	...	535.3	22.11	1.00	521.7	21.55	2.16
19.78	2.56	71.1	1.29	2.24	70.0	1.27	0.21	2,826.8	51.24	5.26	400.4	7.26	1.65
3.16	0.16	17.1	0.77	0.54	...	...	...	620.1	27.86	1.15	466.6	20.96	1.93
27.48	58.23	1,145.5	1.27	36.00	23,744.8	26.26	72.35	29,924.5	33.10	55.66	3,795.5	4.20	15.68
0.91	0.18	486.5	5.80	15.29	1,298.9	15.48	3.96	4,181.4	49.83	7.78	923.6	11.01	3.82
3.35	0.53	6.3	0.09	0.20	3,594.5	53.43	10.95	2,007.0	29.84	3.73	363.9	5.41	1.50
1.43	0.76	120.1	0.53	3.77	12,887.5	56.71	39.26	8,116.4	35.71	15.10	475.4	2.09	1.96
1.82	0.51	247.9	2.06	7.79	911.2	7.57	2.78	7,611.1	63.26	14.16	1,017.1	8.45	4.20
96.47	50.84	...	...	...	...	...	...	192.2	0.85	0.35	490.4	2.18	2.03
5.58	1.22	284.7	3.05	8.95	...	...	...	6,081.3	65.05	11.31	417.0	4.46	1.72
20.55	4.19	...	...	...	5,052.7	57.99	15.40	1,735.1	19.92	3.23	108.1	1.24	0.45
8.79	3.33	98.1	0.61	3.09	8,790.9	54.50	26.79	1,543.2	9.57	2.87	1,644.7	10.20	6.79
2.18	0.36	54.6	0.78	1.72	3,940.8	56.67	12.01	522.3	7.51	0.97	764.7	10.99	3.16
10.81	0.45	0.6	0.03	0.02	100.6	5.71	0.31	437.8	24.83	0.81	385.2	21.85	1.59
14.51	2.52	42.9	0.58	1.35	4,749.5	64.10	14.47	583.1	7.87	1.09	494.8	6.68	2.04

7. The land area devoted to streets is estimated by calculating the difference between the net acres and the gross acres of each area of the City.
8. Total area including city streets and other similar rights of way.
9. The acreage shown in each of the columns represents the net area in each of the Statistical Areas (exclusive of city streets and other similar rights of way).
10. Indicates by percentage what portion of the total City and each Statistical Area is utilized by each land use category.
11. The percentages shown in this column represent that portion of the General Land Use listed at the top of the column existing in each Statistical Area.
    a. Most of the industrial uses in the Serra Mesa Statistical Area are connected with the Sand and Gravel industries in Mission Valley.
    b. All of the industrial land in the Pomerado Statistical Area is used as a buffer around missile test sites.

uses happened during the last year.

Some 468 homes were built in Del Mar Heights during the last four years, on 167 acres of land. This new construction is built at an average density of 2.8 units per net residential acre of land. During last year 90 homes were constructed on approximately 26 acres of land.

In four years, between July 1, 1973 and July 1, 1977, commercial uses have increased approximately 73 acres. During the last year, July 1, 1976 to July 1, 1977, commercial uses increased 62 acres with the addition of Flower Hill Shopping Center near Del Mar.

Approximately 13 percent of the City's land area lies in Kearny Mesa. It is interesting to note that over 37 percent of the industrial uses and 33 percent of the commercial uses are located in Kearny Mesa. Between July 1, 1973 and July 1, 1977, residential uses have increased by 408 acres. This

Zone	Total City		Residential Uses [1]			Commercial Uses [2]			Industrial Uses [3]	
	Total [7] Net Acres	Percent of City	Net [7] Acres	Percent [8] of Zone	Percent [9] of Total Residential Uses	Net [7] Acres	Percent [8] of Zone	Percent [9] of Total Commercial Uses	Net [7] Acres	Percent [8] of Zone
ENTIRE CITY	**180,266.2**	**100.00**	**36,215.9**	**20.09**	**100.00**	**4,542.2**	**2.52**	**100.00**	**7,075.4**	**3.92**
AGRICULTURAL ZONES	**76,236.4**	**42.30**	**260.1**	**0.34**	**0.72**	**187.1**	**0.25**	**4.12**	**595.7**	**0.78**
A1-10	72,043.1	39.96	114.4	0.16	0.32	108.6	0.15	2.39	502.0	0.70
A1-5	2,028.8	1.13	12.1	0.60	0.03	...	...	...	1.7	0.09
A1-1	2,174.5	1.21	133.6	6.14	0.37	78.5	3.61	1.73	92.0	4.23
RESIDENTIAL ZONES	**79,219.0**	**43.95**	**34,278.8**	**43.27**	**94.63**	**502.3**	**0.63**	**11.06**	**837.1**	**1.06**
Single Family	66,491.7	36.89	25,483.7	38.33	70.34	343.4	0.52	7.57	785.3	1.18
R1-40	20,977.9	11.64	986.6	4.70	2.72	69.9	0.33	1.54	212.1	1.01
R1-20	2,361.7	1.31	801.6	33.94	2.21	24.8	1.05	0.55	43.1	1.82
R1-15	1,313.2	0.73	107.4	8.18	0.30	136.5	10.40	3.01	28.1	2.14
R1-10	1,852.0	1.03	1,129.4	60.99	3.12	2.1	0.11	0.05	5.4	0.29
R1-8	108.8	0.06	108.5	99.75	0.30	...	...	...	...	...
R1-6	938.8	0.52	692.3	73.74	1.91	...	...	...	2.9	0.31
R1-5	38,939.2	21.60	21,657.9	55.62	59.78	110.1	0.28	2.42	493.7	1.27
Multiple Family	12,727.3	7.06	8,795.1	69.11	24.29	158.9	1.25	3.49	51.8	0.41
R-2	5,315.7	2.94	3,390.8	63.79	9.36	35.7	0.67	0.79	14.6	0.27
R-2A	2,085.6	1.16	1,432.7	68.70	3.96	11.4	0.55	0.25	12.0	0.57
R-2B	28.3	0.02	16.6	58.74	0.05	...	...	...	...	...
R-3	2,127.2	1.18	1,662.3	78.15	4.59	28.6	1.34	0.63	7.9	0.37
R-3A	1,478.6	0.82	1,281.4	86.66	3.54	41.4	2.80	0.91	4.3	0.29
R-4	1,661.1	0.92	1,010.5	60.84	2.79	36.4	2.19	0.80	13.0	0.78
RV	30.4	0.02	0.6	1.99	...	5.2	17.09	0.11	...	...
R-4C	0.4	0.00	0.2	52.42	...	0.2	47.58	...	...	...
COMMERCIAL ZONES	**4,617.7**	**2.56**	**602.0**	**13.04**	**1.67**	**2,609.5**	**56.50**	**57.45**	**99.2**	**2.15**
CP	65.2	0.04	7.4	11.35	0.02	27.7	42.45	0.61	0.0	0.07
CR	241.0	0.13	6.5	2.71	0.02	129.5	53.72	2.85	...	...
CO	471.7	0.26	49.8	10.57	0.14	181.0	38.39	3.99	15.1	3.19
CN	209.0	0.12	19.8	9.48	0.05	129.0	61.69	2.84	4.3	2.07
CA-S	345.9	0.19	2.1	0.60	0.01	258.9	74.84	5.70	2.8	0.82
CA	1,385.4	0.77	64.9	4.68	0.18	847.3	61.17	18.64	12.9	0.92
C-1S	69.8	0.04	9.6	13.72	0.03	44.4	63.63	0.98	5.4	7.74
C-1	37.3	0.02	3.8	10.08	0.01	24.4	65.35	0.54	0.0	0.10
CS	134.3	0.07	21.9	16.33	0.06	75.8	56.46	1.67	5.5	4.07
C	1,445.4	0.80	391.8	27.10	1.08	756.2	52.31	16.65	43.6	3.02
CBD	212.7	0.12	24.2	11.49	0.07	135.3	63.57	2.98	9.6	4.54
INDUSTRIAL ZONES	**10,435.4**	**5.78**	**138.8**	**1.33**	**0.39**	**985.7**	**9.45**	**21.70**	**5,205.3**	**49.88**
SR	477.4	0.26	...	...	...	...	...	...	375.2	78.60
M-1D	5.0	0.00	...	...	...	...	...	...	1.3	25.55
M-IP	833.6	0.46	2.4	0.28	0.01	35.8	4.29	0.79	188.3	22.59
M-1B	605.2	0.33	1.4	0.23	...	42.2	6.98	0.93	191.6	31.65
M-1A	4,959.0	2.76	38.5	0.78	0.11	556.1	11.21	12.24	2,381.0	48.01
M-1	1,271.5	0.71	67.8	5.33	0.19	294.9	23.20	6.49	319.0	25.09
M-2A	988.7	0.55	...	...	...	...	...	...	988.7	100.00
M-2	1,285.0	0.71	28.7	2.23	0.08	56.7	4.41	1.25	750.2	77.72
MISCELLANEOUS ZONES	**9,747.7**	**5.41**	**936.2**	**9.60**	**2.59**	**257.6**	**2.64**	**5.67**	**338.1**	**3.47**
FC	518.8	0.29	...	...	...	23.3	4.50	0.51	...	...
Old San Diego P.D. [10]	170.6	0.09	28.0	16.44	0.08	25.9	15.16	0.57	7.0	4.13
La Jolla Shores P.D. [12]	1,103.7	0.61	849.9	77.02	2.35	9.5	0.86	0.21	4.3	0.39
Tidelands [11]	1,831.2	1.02	...	...	...	192.2	10.50	4.23	318.7	17.40
Unzoned	5,724.9	3.18	58.3	1.02	0.16	6.7	0.12	0.15	8.1	0.14
FW	398.5	0.22	...	...	...	...	...	...	...	...

1. Includes both single family and multi-family residential uses.
2. Includes retail stores; business and professional services; hotels and motels; amusement and recreational facilities; industrial or agricultural offices physically separated from the factory or farm. Also includes a mixture of residential uses with other uses such as a retail store on the ground floor and a residence on the second floor.
3. Includes manufacturing establishments, extractive industries, wholesalers, warehousing, and private utility and building contractor's yards.
4. Includes all levels of governmental facilities such as offices, yards public schools and colleges, parks, military reservations, etc.
5. Includes churches; hospitals; private schools and colleges; fraternal, civic, labor, charitable and youth organizations.
6. Includes all land used for the production of crops, plants or trees; dairy farms; livestock grazing, etc.
7. The acreage shown in each of the columns represents the net area in each of the zones. (Exclusive of city streets and other similar rights of way).

includes 4,530 new housing units. During this same period commercial uses increased approximately 290 acres. Between July 1, 1976 and July 1, 1977 commercial uses increased 76 acres. Since 1973 industrial uses expanded by 343 acres.

General Land Use By Zone

The table on pages 8 and 9 lists each of the current zones within the City of San Diego and the acreage within each zone. Of the 180,266 net acres, excluding street, all but 7,556 are zoned or in a Planned District. Some 1,831 acres are in Tidelands and are administered by the San Diego Unified Port District; the remaining 5,724.9 unzoned acres are city owned park or airport property.

Nearly 44 percent of the City is within a residential zone. During the past four years some 2,249 acres have been rezoned

SAN DIEGO BY ZONE — JULY 1, 1977

	Public Uses[4]			Semi-Public[5]			Agricultural Uses[6]			Vacant Land		
Percent[9] of Total Industrial Use	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Public Uses	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Semi-Public Uses	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Agricultural Uses	Net[7] Acres	Percent[8] of Zone	Percent[9] of Total Vacant Uses
100.00	42,676.5	23.67	100.00	3,182.0	1.77	100.00	32,815.9	18.20	100.00	53,758.3	29.82	100.00
8.42	17,208.4	22.57	40.32	325.4	0.43	10.22	31,367.4	41.13	95.57	26,302.3	34.50	48.93
7.10	16,945.4	23.52	39.71	268.1	0.37	8.42	29,877.5	41.47	91.03	24,227.1	33.63	45.07
0.02	0.6	0.03	...	5.3	0.26	0.17	878.6	43.31	2.68	1,130.5	55.71	2.10
1.30	262.4	12.07	0.61	52.0	2.39	1.63	611.3	28.11	1.86	944.7	43.45	1.76
11.83	16,664.4	21.04	39.05	2,585.3	3.26	81.25	625.8	0.79	1.91	23,725.3	29.95	44.13
11.10	15,042.5	22.62	35.25	2,226.0	3.35	69.96	593.6	0.89	1.81	22,017.2	33.11	40.95
3.00	8,971.9	42.77	21.02	665.1	3.17	20.90	67.0	0.32	0.20	10,005.3	47.70	18.61
0.61	29.5	1.25	0.07	34.3	1.45	1.08	203.6	8.62	0.62	1,224.8	51.87	2.28
0.40	254.2	19.36	0.60	0.6	0.04	0.02	...	...	...	786.4	59.88	1.46
0.08	102.3	5.52	0.24	56.1	3.03	1.76	12.5	0.68	0.04	544.2	29.38	1.01
...	...	...	...	...	...	...	...	...	...	0.3	0.25	...
0.04	25.5	2.72	0.06	1.4	0.15	0.04	...	...	...	216.7	23.08	0.40
7.00	5,659.1	14.53	13.26	1,468.5	3.77	46.16	310.5	0.80	0.95	9,239.5	23.73	17.19
0.73	1,621.9	12.74	3.80	359.3	2.82	11.29	32.2	0.25	0.10	1,708.1	13.42	3.18
0.21	968.8	18.23	2.27	182.3	3.43	5.73	25.1	0.47	0.08	698.4	13.14	1.30
0.17	90.1	4.32	0.21	23.0	1.10	0.72	3.5	0.17	0.01	512.9	24.59	0.95
...	11.3	39.99	0.03	...	...	...	...	...	...	0.4	1.27	...
0.11	64.3	3.02	0.15	62.9	2.96	1.98	...	...	...	301.2	14.16	0.56
0.06	55.4	3.74	0.13	34.8	2.36	1.09	...	...	...	61.3	4.15	0.12
0.18	432.0	26.01	1.01	51.5	3.10	1.62	3.6	0.21	0.01	114.1	6.87	0.21
...	...	...	...	4.8	15.77	0.15	...	...	...	19.8	65.18	0.04
...	...	...	...	...	...	...	...	...	...	...	...	...
1.40	213.6	4.63	0.50	117.6	2.55	3.69	36.0	0.78	0.11	939.8	20.35	1.75
...	0.5	0.71	...	1.9	2.92	0.06	...	...	...	27.7	42.50	0.05
...	...	...	...	11.9	4.94	0.37	29.5	12.22	0.09	63.6	26.41	0.12
0.21	5.9	1.24	0.01	11.6	2.45	0.36	...	...	...	208.3	44.16	0.39
0.06	16.3	7.83	0.04	5.7	2.71	0.18	...	...	...	33.9	16.22	0.06
0.04	8.5	2.44	0.02	4.6	1.34	0.15	...	...	...	69.0	19.96	0.13
0.18	9.9	0.71	0.02	14.5	1.05	0.45	...	...	...	435.9	31.47	0.81
0.08	0.3	0.45	...	...	...	...	...	...	...	10.1	14.46	0.02
...	2.9	7.82	0.01	0.6	1.73	0.02	4.6	12.35	0.01	1.0	2.57	...
0.08	24.9	18.53	0.06	2.6	1.91	0.08	...	...	...	3.6	2.70	0.01
0.61	107.0	7.41	0.25	59.4	4.11	1.87	1.9	0.13	0.01	85.5	5.92	0.16
0.14	37.4	17.59	0.09	4.8	2.26	0.15	...	...	...	1.2	0.55	...
73.57	1,486.1	14.24	3.48	49.0	0.47	1.54	129.9	1.24	0.40	2,440.6	23.39	4.54
5.30	...	...	...	13.1	2.74	0.41	...	...	...	89.1	18.66	0.17
0.02	...	...	...	...	...	...	...	...	...	3.7	74.45	0.01
2.66	0.6	0.07	...	4.4	0.52	0.14	...	...	...	602.1	72.25	1.12
2.71	...	...	...	...	...	...	...	...	...	370.0	61.14	0.69
33.65	779.8	15.72	1.83	21.1	0.43	0.66	110.8	2.23	0.34	1,071.7	21.61	1.99
4.51	443.7	34.88	1.04	6.9	0.55	0.22	19.1	1.51	0.06	120.1	9.44	0.22
14.11	...	...	...	...	...	...	...	...	...	...	...	...
10.60	262.0	20.39	0.61	3.5	0.27	0.11	...	...	...	183.9	14.31	0.34
4.78	7,104.0	72.89	16.65	104.7	1.07	3.30	656.8	6.74	2.01	350.3	3.59	0.65
...	161.2	31.06	0.38	25.6	4.94	0.81	267.2	51.49	0.81	41.5	8.01	0.08
0.10	84.7	49.64	0.20	3.7	2.17	0.12	8.3	4.85	0.03	13.0	7.61	0.02
0.06	51.8	4.69	0.12	28.5	2.58	0.90	...	...	...	159.7	14.46	0.30
4.50	1,279.2	69.85	3.00	39.2	2.14	1.23	...	...	...	1.9	0.11	...
0.11	5,527.1	96.55	12.95	7.7	0.13	0.24	24.7	0.43	0.08	92.3	1.61	0.17
...	...	...	...	...	...	...	356.6	89.48	1.09	41.9	10.52	0.08

8. Indicates that portion of the entire city and each zone occupied by each General Land Use.

9. The percentages shown in this column represent that portion of the General Land Use listed at the top of the column existing in each zone.

10. The Old San Diego Planned District, adopted by Ordinance 10608,, July 30, 1971 replaced the existing zoning.

11. That portion of San Diego Bay reclaimed and filled since 1911 is administered for the State of California by the San Diego Unified Port District. The land is not zoned but is controlled through lease agreements with tenants.

12. The La Jolla Shores Planned District, adopted by Ordinance 11332 N.S., June 29, 1974 replaced the existing zoning.

a. Most of the industrial uses in the A-1-10 zone are devoted to sand and gravel extraction.

b. Most of the industrial uses in the R-1-40 zone are devoted to sand and gravel extraction.

c. All of the land in the M-2-A zone is presently used as a buffer around missile test sites in the Pomerado Statistical Area.

from residential to some nonresidential zone; much of it to an agricultural zone, pending development.

Agricultural zoning accounts for 42 percent of the City total, and some 41 percent of those zones are used for some type of agricultural use including grazing. Another 34 percent is vacant. In addition, 23 percent contains some type of public use, such as Mirmar Air Station.

Some 4,393 acres are in a commercial zone, an increase of 340 acres during the past four years.

It is interesting to note that 939.8 acres, 20.0 percent, of the commercially zoned land in the City is vacant.

The 10,435.4 acres of industrially zoned land accounts for nearly 5.8 percent of the City total. Citywide, 3,991 acres of industrially zoned land is vacant; that is 25 percent of all industrial zoned land.

Statistical Areas	LIVE BIRTHS					DEATHS		
	Total Births		Dependency Status			Total Deaths		Deaths One Year And Over
	Number	Percent	Military [1]	Civilian	Percent Military	Number	Percent	
ENTIRE CITY	**11,331**	**100.00**	**3,043**	**8,288**	**26.86**	**5,620**	**100.00**	**5,474**
Military Areas	17	.01	14	3	82.35	33	.57	33
Civilian Areas	11,314	99.99	3,029	8,285	26.77	5,587	99.43	5,441
CENTRAL	**1,908**	**16.84**	**439**	**1,469**	**23.01**	**1,584**	**28.19**	**1,546**
Balboa Park	...	...	...	...	...	...	...	...
Centre City	87	.77	11	76	12.64	239	4.25	238
Golden Hill	333	2.94	71	262	21.32	117	2.08	109
Hillcrest	140	1.25	32	108	22.86	225	4.01	223
Middletown	170	1.50	44	126	25.88	171	3.04	169
Mission Hills	113	.99	29	84	25.66	109	1.94	106
North Park	451	3.98	157	294	34.81	416	7.40	411
South Park	270	2.38	59	211	21.85	166	2.96	158
Southeast S.D.-West	344	3.04	36	308	10.47	141	2.51	132
COASTAL	**1,174**	**10.36**	**315**	**859**	**26.83**	**1,134**	**20.18**	**1,119**
Harbor	8	.07	5	3	62.50	28	.50	28
La Jolla	164	1.45	10	154	6.10	285	5.07	282
La Playa	62	.55	6	56	9.68	85	1.51	84
Loma Portal	177	1.56	48	129	27.12	127	2.26	126
Midway-Old Town	211	1.86	155	56	73.46	51	.91	46
Mission Bay	32	.28	2	30	6.25	59	1.05	58
Ocean Beach	230	2.03	52	178	22.61	143	2.53	142
Pacific Beach	290	2.56	37	253	12.76	356	6.33	353
EASTERN	**4,224**	**37.28**	**1,164**	**3,060**	**27.56**	**1,684**	**29.96**	**1,623**
Chollas Park	391	3.45	81	310	20.72	121	2.15	113
City Heights	427	3.77	95	332	22.24	178	3.17	172
Elliott	331	2.92	181	150	54.68	33	.58	28
Encanto-East	384	3.39	133	251	34.63	71	1.26	63
Encanto-West	378	3.33	67	311	17.72	109	1.94	103
Montezuma	125	1.10	26	99	20.80	160	2.85	160
Navajo	228	2.01	32	196	14.04	169	3.00	165
Normal Heights	526	4.64	158	368	30.04	392	6.98	386
Paradise Hills	377	3.33	207	170	54.90	54	.96	50
Rolando-Redwood	506	4.47	110	396	21.74	226	4.02	218
San Carlos	198	1.75	19	179	9.60	74	1.32	73
Southeast S.D.-East	353	3.12	55	298	15.58	97	1.73	92
KEARNY MESA	**1,809**	**15.96**	**469**	**1,340**	**25.93**	**752**	**13.38**	**741**
Clairemont-East	416	3.67	74	342	17.79	165	2.94	163
Clairemont-North	302	2.65	57	245	18.87	141	2.51	140
Clairemont-South	155	1.37	24	131	15.48	177	3.15	176
Linda Vista	394	3.48	102	292	25.89	112	1.99	108
Mission Valley	...	...	...	...	...	...	...	...
Montgomery	3	.03	...	3	...	7	.12	7
Serra Mesa	307	2.71	170	137	55.37	75	1.33	73
University-North [5]	4	.04	...	4	...	2	.04	2
University-South [5]	228	2.01	42	186	18.42	73	1.30	72
NORTH SAN DIEGO	**1,233**	**10.88**	**339**	**894**	**27.49**	**269**	**4.79**	**259**
Bernardo [6]	355	3.13	135	220	38.02	177	3.15	174
Del Mar Heights [6 & 7]	...	...	...	...	...	...	...	...
Los Penasquitos [6 & 7]	...	...	...	...	...	...	...	...
Miramar	9	.08	9	...	100.00	4	.07	4
Mira Mesa [7]	795	7.02	183	612	23.02	82	1.46	76
Pomerado	74	.65	12	62	16.22	6	.11	5
San Pasqual	...	...	...	...	...	...	...	...
SOUTH SAN DIEGO	**977**	**8.63**	**315**	**662**	**32.24**	**192**	**3.41**	**181**
Nestor	405	3.57	194	211	47.90	80	1.42	133
Otay [8]	572	5.05	121	451	21.15	112	1.99	108
San Ysidro [8]	...	...	...	...	...	...	...	...
AREA UNKNOWN	**6**	**.05**	**2**	**4**	**33.33**	**5**	**.09**	**5**

1. Infants born in households maintained by members of the Armed Forces living off-post in residential areas are classified as "military" dependents.

2. Deaths of infants under 1 year of age.

3. Infants surviving the first year of life. (Births minus deaths under 1 year.)

4. Net natural increase equals total births minus total deaths. It also equals infant survivors minus deaths of persons 1 year or over.

5. Census Tract 85.08 has been divided with part in the University-South and part in the University-North Statistical Areas. Since the data for the tract cannot be split, all of it has been recorded in the University-South Statistical Area which has most of the population.

6. Census Tract 170.04 has been divided with parts in the following three Statistical Areas: Del Mar Heights, Los Penasquitos and Bernardo. Since the data for the tract cannot be split, all of it has been recorded in the Bernardo Statistical Area which has most of the population. As a result no entries can be made for Del Mar Heights or Los Penasquitos.

7. Census Tract 83.09 has been divided with parts in the following three Statistical Areas: Del Mar Heights, Mira Mesa and Los

	NATURAL INCREASE		BIRTH & DEATH RATES	
Infant Deaths [2]	Infant Survivors [3]	Net Natural Increase [4]	Births Per 1,000 Population	Deaths Per 1,000 Population
146	11,185	5,711	14.65	7.26
...	17	- 16	...	...
146	11,168	5,727	15.42	7.62
38	1,870	324	17.85	14.82
...	...	...	...	...
1	86	- 152	10.57	29.04
8	325	216	35.81	12.58
2	138	- 85	9.86	15.84
2	168	- 1	19.32	12.04
3	110	4	12.84	12.39
5	446	35	17.08	15.76
8	262	104	18.00	11.07
9	335	203	24.75	10.14
15	1,159	40	7.62	7.36
...	8	- 20	...	...
3	161	- 121	6.05	10.52
1	61	- 23	6.26	8.59
1	176	50	14.39	10.32
5	206	160	24.53	5.93
1	31	- 27	4.92	9.08
1	229	87	12.17	7.57
3	287	- 66	7.71	9.47
61	4,163	2,540	16.70	6.66
8	383	270	23.27	7.20
6	421	249	26.20	10.92
5	326	298	21.08	2.10
8	376	313	19.69	3.64
6	372	269	20.00	5.77
...	125	- 35	6.25	8.00
4	224	59	7.33	5.43
6	520	134	16.54	12.33
4	373	323	21.92	3.14
8	498	280	15.76	7.04
1	197	124	9.04	3.38
5	348	256	30.17	8.29
11	1,798	1,057	12.03	5.00
2	414	251	10.67	4.23
1	301	161	11.40	5.32
1	154	- 22	7.87	8.98
4	390	282	18.76	5.33
...	...	...	...	...
...	3	- 4	3.00	7.00
2	305	232	14.83	3.62
...	4	2	.51	.26
1	227	155	15.51	4.97
10	1,223	964	19.09	4.16
3	352	178	15.78	7.87
...	...	...	...	...
...	...	...	...	...
...	9	5	...	1.21
6	789	713	23.38	2.41
1	73	68	16.09	1.30
...	...	...	...	...
11	966	785	21.86	4.30
7	398	325	23.41	4.62
4	568	460	20.88	4.09
...	...	...	...	...
...	6	1	...	...

Penasquitos. Since the data for the tract cannot be split, all of it has been recorded in the Mira Mesa Statistical Area which has most of the population. As a result no entries can be made for the Del Mar Heights or Los Penasquitos Statistical Areas.

8. Census Tract 100.00 has been divided with part in the San Ysidro and part in the Otay Statistical Areas. Since the data for the tract cannot be split, all of it has been recorded in the Otay Statistical Area which has most of the population. As a result no entry can be made for San Ysidro.

Source: Vital statistics reported annually for census tracts by the Bureau of Vital Records, San Diego County Department of Public Health.

CITY GAINS 8,400 PEOPLE DURING FIRST HALF OF 1977

(Continued from Page 1)

lation of 20,500 on July 1.

Some 543 multifamily units, both condominiums and rental apartments, were completed in University-North during the first six months of 1977. There are no single family housing units in this area and no new ones were added. During this six month period the gain in occupied housing units exceeded the total number completed by seven and the vacancy rate dropped from 3.3 percent on January 1, to 2.8 percent on July 1. However, with an increasing number of one person households in this area, the resulting population increase was just 1,100, bringing the total for University-North to 9,800 on July 1.

Homebuilders completed 356 single family homes in the Los Penasquitos Statistical Area during the first half of 1977. At the same time there was a net gain of approximately 300 occupied housing units and a resulting increase of 900 people. Subsequently, the population of Los Penasquitos rose to 11,600 on July 1.

The Nestor Statistical Area, in South San Diego, has been the site of substantial new housing construction and some 178 single family and 129 multifamily units were completed during the first six months of 1977. All but seven of those 307 new units were occupied on July 1, 1977 and the area gained 700 people as a result. The population of Nestor rose to 18,400 by mid year.

Many of the city's more stable communities recorded no population gains, in fact nine lost 100 people each in spite of the fact that practically every area gained at least some new housing and nearly every one had some net gain in occupied housing units. While vacancy rates in many areas of the City contained to decline, not all of the newly completed units were occupied as of July 1. Because of this, vacancy rates rose in the following Statistical Areas: Pacific Beach, Ocean Beach, City Heights, Encanto-West, all of Clairemont, Montezuma, Del Mar Heights, Mira Mesa, Los Penasquitos and Pomerado.

BIRTH RATE CONTINUES TO CLIMB IN SAN DIEGO

(Continued from Page 1)

(795) and a birth rate of 23.38. Other areas of the City that had large numbers of live births are as follows: Otay-San Ysidro, 572; Normal Heights, 526; Rolando-Redwood, 506, North Park, 451; City Heights, 427; and Clairemont-East, 416. It can be seen from this summary that most of the families having children in the City of San Diego live in either the newly developing communities in Mira Mesa and Otay-San Ysidro or in older communities of the City where modest priced housing is available.

Total deaths in the City of San Diego declined slightly from 5,747 in 1975 to 5,630 in 1976. The death rate also dropped, from 7.48 deaths per 1,000 population in 1975 to 7.26 per 1,000 in 1976.

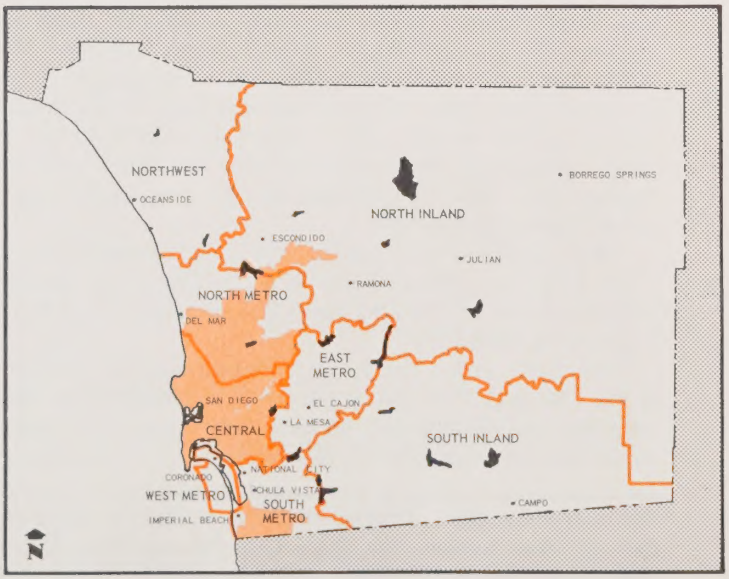
The death rate in Centre City continues to be the highest in the City with 29.0 deaths per 1,000 residents. North Park, Hillcrest, and Golden Hill all have high death rates because of the high concentration of older residents.

FOR ADDITIONAL INFORMATION: Call or write the Data Services Section, San Diego City Planning Department, City Administration Building, 202 C Street, San Diego, California 92101. Telephone 236-6480.

RESIDENTIAL CONSTRUCTION ACTIVITY IN SECTIONS AND CITIES OF SAN DIEGO COUNTY

Sections and Cities	First Quarter 1977				Second Quarter 1977				First Six Months 1977		
	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units	Percent Multiple	Total Units	Single Units	Multiple Units
SAN DIEGO COUNTY	9,909	4,347	5,562	56.1	9,950	5,084	4,866	48.9	19,859	9,431	10,428
All cities	7,421	2,660	4,761	64.2	7,577	3,232	4,345	57.3	14,998	5,892	9,106
Unincorporated	2,488	1,687	801	32.2	2,373	1,852	521	21.9	4,861	3,539	1,322
SAN DIEGO CITY	3,743	1,173	2,570	68.7	3,431	1,327	2,104	61.3	7,174	2,500	4,674
REMAINDER OF COUNTY	6,166	3,174	2,992	48.5	6,519	3,757	2,762	42.4	12,685	6,931	5,754
Cities	3,678	1,487	2,191	59.6	4,146	1,905	2,241	54.1	7,824	3,392	4,432
Unincorporated	2,488	1,687	801	32.2	2,373	1,852	521	21.9	4,861	3,539	1,322
METROPOLITAN	6,784	2,424	4,360	64.3	6,360	2,710	3,650	57.4	13,144	5,134	8,010
Metro cities	5,183	1,531	3,652	70.5	4,834	1,640	3,194	66.1	10,017	3,171	6,846
Unincorporated	1,601	893	708	44.2	1,526	1,070	456	29.9	3,127	1,963	1,164
CENTRAL CITY	2,762	720	2,042	73.9	2,402	778	1,624	67.6	5,164	1,498	3,666
Central section	129	13	116	89.9	130	16	114	87.7	259	29	230
Eastern section	1,302	553	749	57.5	1,157	513	644	55.7	2,459	1,066	1,393
Coastal section	309	108	201	65.1	158	102	56	35.4	467	210	257
Kearny Mesa	1,022	46	976	95.5	957	147	810	84.6	1,979	193	1,786
EAST METRO	1,786	580	1,206	67.5	1,396	377	1,019	73.0	3,182	957	2,225
El Cajon city	505	45	460	91.1	504	30	474	94.1	1,009	75	934
La Mesa city	361	12	349	96.7	404	29	375	92.8	765	41	724
Unincorporated	920	523	397	43.2	488	318	170	34.8	1,408	841	567
SOUTH METRO	855	476	379	44.3	1,114	683	431	38.7	1,969	1,159	810
Chula Vista city	345	202	143	41.4	370	209	161	43.5	715	411	304
Imperial Beach city	116	25	91	78.5	48	15	33	68.8	164	40	124
National City	73	42	31	42.5	53	6	47	88.7	126	48	78
South San Diego	82	59	23	28.1	243	120	123	50.6	325	179	146
Unincorporated	239	148	91	38.1	400	333	67	16.8	639	481	158
WEST METRO	31	27	4	12.9	12	12	...	...	43	39	4
Coronado city	31	27	4	12.9	12	12	...	...	43	39	4
NORTH METRO	1,350	621	729	54.0	1,436	860	576	40.1	2,786	1,481	1,305
Del Mar city	9	5	4	44.4	12	12	...	...	21	17	4
North San Diego	899	394	505	56.2	786	429	357	45.4	1,685	823	862
Unincorporated	442	222	220	49.8	638	419	219	34.3	1,080	641	439
NON-METROPOLITAN	3,125	1,923	1,202	38.5	3,590	2,374	1,216	33.9	6,715	4,297	2,418
Non-metro. cities	2,238	1,129	1,109	49.6	2,743	1,592	1,151	42.0	4,981	2,721	2,260
Unincorporated	887	794	93	10.5	847	782	65	7.7	1,734	1,576	158
NORTHWEST	2,176	1,342	834	38.3	2,429	1,718	711	29.3	4,605	3,060	1,545
Carlsbad city	486	274	212	43.6	963	734	229	23.8	1,449	1,008	441
Oceanside city	718	495	223	31.1	760	501	259	34.1	1,478	996	482
San Marcos city	154	154	...	...	154	93	61	39.6	308	247	61
Vista city	460	65	395	85.9	242	137	105	43.4	702	202	500
Unincorporated	358	354	4	1.1	310	253	57	18.4	668	607	61
NORTH INLAND	886	518	368	41.5	1,078	573	505	46.9	1,964	1,091	873
Escondido city	420	141	279	66.4	624	127	497	79.7	1,044	268	776
Unincorporated	466	377	89	19.1	454	446	8	1.8	920	823	97
SOUTH INLAND	63	63	...	...	83	83	...	...	146	146	...

SAN DIEGO COUNTY SECTIONS



7,174 HOUSING UNITS AUTHORIZED IN FIRST HALF OF 1977

Of the 19,859 housing units authorized in San Diego County during the first half of 1977, some 7,174, or 36.1 percent, were in the City of San Diego.

Of those 7,174 units, 2,500 were single family homes and 4,674 were in multiple family structures. New single family houses were started throughout the City, but four areas had substantial activity. They are as follows: 256 units in Los Penasquitos, 255 in Paradise Hills, 248 in Mira Mesa and 207 in Encanto-East.

The 4,674 new multiple family units were also scattered throughout the City. University-North had the largest share of this activity as 1,247 units got underway there. Another 746 multiples were started in the Navajo Statistical Area and 449 in Mira Mesa. In addition 367 were started in Linda Vista, an area that had been rather quiet in recent months.

Housing starts in the remainder of San Diego County also continued at a brisk pace. More than half of those units were located in north county with Carlsbad, Oceanside and Escondido each having more than 1,000 units under way during the first half of the year. In the metropolitan area, nearly 3,200 units were started in La Mesa, El Cajon and the adjacent unincorporated areas.

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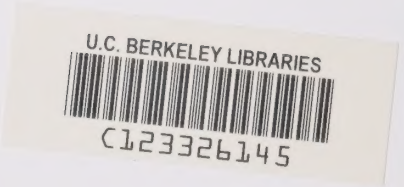

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